Mediterranean City-to-City Migration
Dialogue, Knowledge and Action

5th Thematic Peer-to-Peer Meeting

Social Housing and Urban Planning: Inclusive Cities for Migrants
Hussein Cultural Centre, Amman, 25-26 April 2017

Report

Background:

European and Mediterranean cities and international agencies met in Amman on the 25-26 April 2017 on the occasion of its 5th thematic peer-to-peer meeting on "Social Housing and Urban Planning: Inclusive Cities for Migrants".[1]

This event served as a platform for local authorities to exchange learning and provide cities with improved technical capacities and increased knowledge to address issues related to housing and urban planning.

The event was organised in the framework of the Mediterranean City-to-City Migration project (MC2CM) funded by the European Commission and the Swiss Agency for Development and Cooperation, with the participation of the partner agencies: the International Centre for Migration Policy Development (ICMPD), United Cities and Local Governments (UCLG), and organised by the United Nations Human Settlements Programme (UN-Habitat). It was hosted by the Greater Amman Municipality (GAM), a city that has in its recent history demonstrated exemplary solidarity and resilience in facing the challenges brought about by its significant demographic transformation due to incoming migration. It was attended by representatives from the MC2CM consortium, participating cities as well as select international organisations and experts.

Opened by GAM City Manager, Omar El –Louzi, the event offered the opportunity for the city to present its approach to hosting incoming population and providing responses to the housing and urban planning challenges these suppose. Other cities with diverse situations and competences on housing also presented their experiences.

---

[1] The Mediterranean-City-to-City Migration project, co-funded by the EU and SDC, brings together experts and cities to contribute to improved migration governance at city level, including migrants' access to basic services and human rights. It is implemented by a consortium led by ICMPD in partnership with UN-Habitat and UCLG, and with UNHCR as associate partner. Peer-to-Peer topics were identified by MC2CM cities during a Technical Workshop in March 2016. This Peer-to-Peer meeting follows Lisbon's on Social cohesion and Intercultural and Inter-religious dialogue, Madrid's on Employment and Entrepreneurship, Tangier's on Human Rights and Access to Basic Services and Vienna's on Refugees. 2 more meetings will take place in 2017.

This report summarises the results of the 2-day discussions including a summary of **the main challenges** as building upon the **Reference paper on Social Housing and Urban Planning: Inclusive cities for Migrants** (accessible [here](#)) prepared and shared with participants ahead of the peer-to-peer meeting. The report also includes several case studies and findings presented at the event.

Key learnings

Challenge 1: Housing challenges are everybody's challenges

Housing is one of the most fundamental human needs, but its inadequacy, or lack thereof, can accentuate inequalities and constrain social mobility. Housing also has a major influence on migrants' employment options, educational opportunities, and social interaction with host communities, and even their residence, family reunification and citizenship rights. Housing is a pathway for integration and, at the same time, housing quality is a key outcome indicator of successful societal integration.

Challenge 2: Engagement of local governments in inclusive planning and housing

The idea of adequate housing policy has been the source of a long political debate influenced by shifting views about the role of governments in socio-economic and environmental affairs. During the last two decades, housing policies have focused on housing as a commoditisation instead of an element of welfare. Thus, the role of public authorities in the provision of housing has been reduced, from land management to regulation of the housing market. The mismatch between **the ability of local governments to manage growth, and the dynamics of private development** and financial resources of local authorities, pose serious challenges in the Mediterranean region.

Challenge 3: Housing and humanitarian issues from the local level

Prosperous urban areas often offer a wide spectrum of employment opportunities which attract migrants. Similarly, safe cities can offer much needed shelter for refugees, asylum seekers, and IDPs. Additionally, cities can also offer a supportive social network through, for example, members of the same diaspora. **The supportive role of cities can provide the most important needs for newcomers**, such as urban basic services, housing and even employment.

Jordan National Context:

Jordan is the second largest refugee-hosting country in the world, when compared to the size of population. Jordan alone hosts 1.26 million Syrian refugees, out of whom and 85% live in non-camp settings[i]. The influx of refugees is constraining further the absorption capacity of the national housing market affecting low-middle income Jordanian families. It is thus acknowledged that Jordan has a growing shortage of affordable housing estimated to be over 90,000 housing units. Additionally, the country has been facing infrastructure and housing constraints and faces a great challenge in bridging the humanitarian gap with development.

Some initiatives from the city include its involvement in the Rockefeller Foundation 100 Resilient Cities, the Jordan Affordable Housing Programme with the Ministry of Municipal Affairs (MoMA), the Housing and Urban Development Corporation (HUDC), and UN-Habitat. For this reasons, GAM's involvement and the work being developed under the MC2CM project, namely the developing of the city Migration Profile and the launching of Pilot Project Activities will help promote better living conditions for migrants and refugees in Amman.

Challenge 1: **Housing challenges are everybody's challenges**

Housing affordability has become a global crisis affecting not only groups in vulnerable situations, but middle income and low income groups suffering the consequences of a deteriorating housing stock and a lack of tenure options.

In general, the topic of housing is very critical; housing is not only considered as a basic human right for everyone, but is also one of the global challenges, which not too often is placed at the center of the global agenda. While addressing the issue of housing, migrants' needs should be taken into consideration and migrants should be treated equally. Local governments play an important role in this regard.

In the Habitat III conference organized in Quito in 2016, it was declared that **housing should be placed at the centre of the New Urban Agenda**[2], stating that over 50% of the built up area in cities worldwide is in average composed by housing. Also, in the recently adopted 2030 Agenda, the importance of housing is acknowledged, particularly through Sustainable Development Goal 11 that aims to make cities inclusive, safe, resilient and sustainable which means ensuring access to safe and affordable housing for all.

The **key messages** to take into consideration:

- Housing is a human right for everyone, composed by the following criteria: security of tenure, affordability, habitability, accessibility, location, and cultural adequacy.
- Housing is an entry point for social, economic and spatial cohesion
- Facilitating the right to adequate housing does not require the government to build housing for everyone.

Major **global issues** concerning housing are:

1. Meeting housing demands; population growth, urbanization and migration
2. Affordability, not only high/middle income people should be able to afford housing
3. Lack of housing finance
4. Slums & Informal settlements are sometimes the last resort for migrants and refugees
5. Inadequacy of housing stock; poor infrastructure and basic services
6. Overcrowding
7. Social Segregation
8. Unlawful forced evictions

Cities' approaches:

Cities can set out to promote equal and non-discriminatory conditions for access to publicly-supported and organised housing for migrants through awareness-raising, multilingual services, and reporting of discriminatory practices **in the access to housing** on grounds of nationality, race, ethnicity, or religion.

Cities can also explore innovative and more sustainable housing solutions in order to facilitate the access of adequate housing for the integration of migrant groups and support migrants' inclusion in the city through participatory urban planning.

Local governments, such as the Metropolitan City of Lyon through their social housing programmes are making **efforts to keep pace with urbanization trends** by opening up of new development areas and the construction of affordable housing, by promoting inclusion and increasing the affordability of land and

---

[2] For more information regarding the Housing at the Center approach, please refer to the following link

housing, and abiding to Human Rights frameworks such as the Right to Adequate Housing and the prevention of forced evictions.

Political commitment also leads to stronger policies, even though governments are not responsible for providing housing to inhabitants, leaders can facilitate housing options, and assist in finding solutions for the aforementioned issues and ensure implementation of housing as an internationally recognised human right.

Regarding the use of subsidies, the government role in providing them is valid, but there should always be clear transparency on how the subsidies are composed, as well as ensure that they reach those in most need first. **Addressing housing issues for groups in vulnerable situations**, such as migrants, can also help deliver better housing opportunities for the rest of the population. Additionally, a change in mindset regarding migration is needed, as it will promote a culture free of discrimination.

MC2CM project has underscored the importance of addressing local migrant inclusion in a holistic way. In housing, this implies having a close look at possible unintended consequences policies, such as for example subsidies provided to refugees, can have on the long-term perspective and well-being of all city residents.

For example, in Jordan, financial support provided to registered refugees has created an economic opportunity but at the same time, rising housing prices signify an obstacle for local families in accessing housing options that are suitable and affordable. This can then fuel discrimination and engender tensions between host community and refugees. Crucial issues of entitlement create major discrimination issues and should not be taken lightly as it will make a major impact on politics, job opportunities, and it will be a large burden to any municipality or local government.

Local governments can address these issues. For example, in Brazil, under the City Statute (2011), local governments such as the city of Sao Paulo can increase the urban land tax on properties that have been permanently vacant and even reclaim the properties if owners do not pay.[3] In Sao Paolo, office buildings that were vacant for decades are now beginning to be sold or rented again, increased conversion of old hotels for residential middle-class clients has also begun recently. The latter demonstrates that local governments can do both: control such a problem with proper planning, and also reap the benefits of vacant or un-utilized units.

One issue that local governments often face is related to providing affordable housing which is well-connected to employment opportunities. The Jordan response plan to involve refugees by the local government GAM is now being implemented. Jordan has a pledge to provide 200,000 job opportunities and work permits for Syrian refugees to be issued by the Ministry of Labour. This is in addition to the establishment of Qualified Industrial Zones (QIZ) for work, which are part of the broader Jordan Response Plan. If not implemented in a holistic way, this could result in Syrian refugees ending up living in communities, which are far away from the places where employment can be found.

Local governments that provide social housing must take such dynamics into account, seeking also to ensure that housing/shelter options are available in proximity or with the possibility to access basic social services such as healthcare, education, transportation, and employment.

---

[3] Oyebanji O. 2010 *São Paulo: A Tale of Two Cities*, Available at: https://books.google.co.ke/books?id=sbh-PvgN_rAC&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false. [22 June 2017].

Challenge 2: Engagement of local governments in inclusive planning and housing

Improving the access to adequate housing in cities is one of the fundamental pathways to further improvements in the dimensions of social and spatial integration of migrant populations. Research shows[ii] that adequate housing forms the third most important factor contributing to the successful integration of international migrants after sufficient language skills and access to employment.

Cities' approaches:

Local and national authorities are generally lacking sufficient financial resources and technical skills to facilitate migrant inclusion in planning. **Inclusion may be achieved through the management of urban areas that support equitability and inclusion** in order to achieve the realization of the migrants' rights as well as with adequate participatory processes specific to target groups.

Local governments can have an active role in:

- Engaging in plans that allow for social housing development which is affordable
- Supporting migrants' inclusion in the city through participatory urban planning
- Promoting the development of diverse housing options, such as rental, co-ownership, etc.
- Making the housing market more inclusive by stimulating social mix, by promoting simpler but more efficient regulations on land use and strategies to tackle segregation and exclusivity on the basis of income and ethnic background
- Promoting housing development which has a stronger link to employment, health and education opportunities
- Promoting a diverse approach to increase tenure for groups in vulnerable situations and strongly advocate against unlawful forced evictions.
- Facilitating the exchange and access to information on sensitive issues such as migration and affordability to all the population
- Ensuring that housing standards and building codes at a local level should have the same health and safety standards for nationals, as for migrants
- Fostering local urban planning that favours well located and mixed used neighbourhoods that also take into consideration the need of migrant populations through participatory design processes
- Promoting inclusivity and intercultural tolerance within all relevant institutions and organisations in the housing sector, and introduction of diversity management tools like multilingual services and intercultural training sessions
- Promoting the use of urban renewal and the use of vacant stock -where available- for migrant housing purposes
- Generating joint global and regional programmes on migrants and cities, with a strong focus on local authorities, urban and housing policy development and human rights

Developing sustainable/inclusive cities for migrants; the Agenda 2030 and the New Urban Agenda:

The New Urban Agenda is an action-oriented document which will set global standards of achievement in sustainable urban development, rethinking the way we build, manage, and live in cities through drawing together cooperation with committed partners, relevant stakeholders, and urban actors at all levels of government as well as the private sector. The Agenda also provides guidance for achieving the Sustainable Development Goals and provides the underpinning for actions to address climate change.
For more information on the New Urban Agenda, please refer to the following link

The Sustainable Development Goals (SDGs) is a set of 17 'Global Goals' with 169 targets between them. They are a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity These 17 goals are based on the successes of the Millennium Development Goals but also include new areas such as economic inequality, innovation, climate change, peace and justice, among others. The goals are interconnected – often the key to success on one will involve addressing issues more commonly associated with another. The SDGs provide clear guidelines and targets for all countries to adopt in accordance with their own priorities and the environmental challenges.
For more information on SDGs, please refer to this link

Good urban planning contributes to inclusivity in cities for all the population alike, including migrants and help prevent tensions and inequality. Meanwhile inadequate planning can produce sprawling and extended cities where people end up commuting long distances every day. This illustrates how housing plans and projects can end up hindering the socio-economic development of people due to having them segregated and far away from employment and education opportunities. Beyond these approaches, the importance of regarding migrants as stakeholders and relying on national urban policies were highlighted:

Changing the lens - viewing migrants as stakeholders in urban planning by:

- Acknowledging the importance of access to services by migrants i.e.: healthcare, employment, education, etc.
- Acknowledging the importance of mixed land use and limited land use specialization
- Promoting social mix and provide a place for it e.g.: public spaces, improving walkability and access to public transport.

Relying on National Urban Policies

- National Urban Policies can play a critical role in setting out a framework for local urban development and enabling local governments to access the necessary resources to plan and deliver necessary local policies. More information about UN-Habitat's approach and information to National Urban Policies are available at the following link.

The need for a territorial approach to migrant integration; the role of local authorities

The OECD project on 'Territorial approaches to Migrants and Vulnerable Migrant Groups' provides findings on the local approach to migration and housing approaches on the basis of data gathered from 9 cities. Among these findings are problems related to availability, regulative framework, and segregation in housing. Recommendations for improvements include:
- Using a refugee distribution plan
- Valorising and using adequately existing housing stock
- Affordable housing for various groups of the population
- Encouraging bottom-up initiatives
- Social activities that strengthen community ties

Example: Nabaa – Burj Hammoud, Lebanon is a low-income neighbourhood where 63% of the population are Palestinian, 33% are Lebanese and 1% holders of other nationalities, and where competition for jobs, pressure on services, and harassment are the main issues that the community is faced with. A project that was designed and implemented by UN-Habitat in 2017 with the Municipality of Burj Hammoud within the National Urban Policy programme, had as a goal to create a public space in the centre of the city which could bring host community and refugees together as well as involve the municipality of Borj Hammoud in enhancing the living conditions of Nabaa Neighborhood. The community was involved in the design phase and took part in designing the space they wanted to have.

For more information on the UN-Habitat Public Space Programme, please refer to this link

Example: Greater Amman Municipality: Amman City Planning

GAM started the master plan on Amman in 2007, when the growing issue of urban sprawl caused further constraints in infrastructure delivery and public transportation. In 2007 up until 2011 GAM began working with the Jordan's national agenda. Amman is 800 sq mi, where 424 sq mi is zoned areas and 50% of which is residential. One of the main issues is that city planning was still based on the rules and regulations dating back to 1996.

The east area of Amman's boundary is where the Ministry of Housing is attempting to direct population growth, including affordable prices and areas that have not yet been zoned. The city's planning was done on a metropolitan growth plan. As previously mentioned, Jordan is a refugee hosting country with 4.5 million Syrian refugees out of which 550,000 of them live in the city of Amman. Only 28% of Syrian refugees reside in Amman and 50% are settled in the north, mainly in Al-Mafraq. More than half of the Syrian refugees in Jordan cannot afford paying rent.

The main land issue in Jordan is that once it is added to the zoned areas of GAM, the land price automatically rises and makes GAM responsible on the services provided to that land such as electricity, water, waste, etc. GAM's city planning department now uses the revenue that it can get back from re-classified zones in order to boost service delivery.

For more information (available in Arabic) on Amman City Planning, please refer to this link

Challenge 3: Housing and humanitarian issues from the local level

Due to conflict, natural disasters, and climate change among others, migration is often spontaneous; therefore host cities are frequently found trying to accommodate additional populations without the advantage of long-term planning and equitable distribution of resources. This frequently results in migrants, including refugees, living in overcrowded conditions or informal settlements, most of which lack access to basic services, social protection, access to the labour market, etc. Migration poses several distinct socio-cultural, economic, ecological, and institutional challenges that need to be addressed in order to foster sustainable urbanization via the realization of human rights in cities and inclusive development.

Cities' approaches:

Human-Rights based approaches: even though cities might invest in planning for demographic change, it is **important to also use Human Rights frameworks**. For instance, if the Right to Adequate Housing is not fully considered, migrant populations can be left with little options of housing that truly cater to them; meaning

that current solutions may lack integrated and inclusive approaches, resulting in disconnected housing solutions and fragmented settlements.

Legislation can be a powerful tool to address spatial segregation. For instance, in France a local law initiative seeks to ensure that 20% of every district's housing stock is allocated to groups in vulnerable situations such as migrants.

Field Visit: Municipalities role in responding to refugee crisis

Amman is part of the Rockefeller Foundation 100 Resilient Cities, which have allowed the authorities to draft a resilience strategy improve the city in order to cope with unplanned shocks and changes, such as future and sudden influx of migrants and refugees, climate change, water scarcity, etc.

The following is a brief timeline of events;

- 1948 "Al-Nakba" – The Palestinian war with Israel
- 1967 "Six-day War" – The second Palestinian war with Israel (that caused about 2 million people to flee their homes)
- 1991 "Gulf War" – Iraqi invasion of Kuwait
- 2003 "Invasion of Iraq" – American invasion of Iraq
- 2011 "Syrian Civil War" – Ongoing Syrian crisis (about 1.4 million refugees, 11% of which live in camps and 89% in host cities, 65% of Syrian refugees live in urban areas and 35% live in Amman)

Major impact of migration on Amman:

1. Transportation (consistent traffic)
2. Financial aspect
3. Infrastructure
4. Municipal solid waste
5. Natural resources (water scarcity)
6. Social and human aspects

Wehdat camp, the second largest Palestinian refugee camp, known as Amman New Camp, has become an economic hub. It has a rough population of 51,000 registered refugees. The site visit was organized in order to meet with the Camp's committee and have a general idea of its development and current issues.

Read more about GAM's role in responding to refugee crisis here.

UN-Habitat Jordan: Jordan Affordable Housing Programme (JAHP)

See the full presentation of the Jordan Affordable Housing Programme here

Before the Syrian crisis started, the unit price of a housing unit in Jordan had cost in average 45,000 JDs (63,000 USD) and a 400 m^2 apartment would cost a minimum of 200,000 JDs (282,000 USD). The main alternative to owning a house was rental given that there was a shortage in housing. However, after the

Syrian crisis, rent shifted from 100 JDs (140USD) monthly to 400 JDs (560USD) monthly. The government's role was to provide housing for the lower income citizens due to the shortage in affordable housing for them. Between 2001 and 2011 there were around 28,000 houses provided annually, but today the demand is 32,000 housing units, thus the gap keeps widening. Some Jordanian families started subdividing their houses in order to renting them out to Syrian families in pursuance of increasing their income. Likewise, many examples of people renting out inadequate places such as staircases or basements to Syrian families is now widespread. The former resulted in increased tensions between the local community and Syrian migrants as rental costs rose, and made detrimental consequences for vulnerable people, both Syrians and Jordanians alike; many of them could not afford paying high rents and thus became homeless.

The impact of the Syrian crisis on housing market in Jordan;

- Limited construction by individuals
- Increase in rental prices
- Conversion of outbuilding to rental accommodations
- Sub-divisions of existing units

- Overall demand exceeds 100,000 housing units;
- The pressure of the housing market, need for new constructions within urban areas and their peripheries.
- Rent consuming the families savings as being the biggest chunk of expenditures
- Forced evacuation for Jordanian and Syrian families for higher rents
- Increases tension between Jordanian and Syrian families
- Inadequate housing solutions surfacing; informal housing, subdivision of existing units, building addendums.
- Pressures on existing infrastructure

- Unregulated urban sprawl

Housing misconceptions/myths in Jordan:

  I.   No one wants to live in a house less than 130 m^2
 II.   Low -income housing are not bankable (300-500 JDs/month; 420-700 USD/month)
III.   Low -income households cannot afford housing loans without (interest rate) subsidies
 IV.   Land is too expensive, thus the Government has to provide free land for low-income housing
  V.   Government-led subsidized housing schemes have not succeeded, therefore, private sector schemes using market based mechanisms cannot work.

A demand survey was done as part of the JAHP to assess; what people can afford, what their needs are and what households' satisfactions are like. 500,000 out of 850,000 people preferred a house with 2 bedrooms (if it can be expanded in the future) and if it cost 15,000 JD (21,000USD) (loan to be paid off within 10 years). In terms of developers, issues revolve around the lack of demand, banks won't lend lower/middle income Jordanians and there is a lower profit margin per unit. Also, there is developer interest to move into low-income housing given the strong demand from buyers and the availability of housing finance;

Main stakeholders involved in the project:

- Finance unit (bank/family/individual)
- Land (a purchased land by host)
- Construction (developer/contractor/individual)
- Documents (produced by individual/developer)

The main objective of the Jordan Affordable Housing project was to improve access to affordable housing for lower-middle income Jordanians (as owners) and Syrian refugees and vulnerable Jordanian families (as renters) nationally.

The programme was relevant to an acute need for housing of the Jordanian population and Syrian refugees and has been included in all major development documents at the national level as well as in the UN Jordan and UN-Habitat's framework documents. Overall, the JAH Programme concept included several innovative aspects and contributed to diffusing tensions between refugees and Jordanians by responding to needs of both Jordanian low income groups and Syrian refugees simultaneously. Finally, this programme bridged the humanitarian assistance and development divide.

Experience sharing:

Cities were invited to present their best cases in terms of housing and urban planning solutions for the identified challenges and exchange on the existing tools and methodologies that could be used as a reference for the development of specific policies and programmes at city level that foster integration of migrants.

Selected case studies

1. Case study: Tangier, Morocco
Morocco has experienced various forms of migration: particularly, internal and external migration. In the case of Tangier, there have been always a high number of people coming from other Moroccan cities or villages, mainly situated in the North of the country. Tangier now has a population of 1.5 million people. When unemployment grew in the country, Tangier became an industrial city which led to creation of many job opportunities. Following this, the town was reconstructed and modernized. The government eventually got involved in housing in order to ensure a better quality of life for its people. 25,000 of affordable housing units were then delivered for the citizens living in poor housing conditions; in addition, they were tax free. Thereafter, the residents gained the right to legally own their houses. The main obstacle they faced was water supply in the city. In order to tackle this problem, a dam was built that was supposed to provide water for the upcoming five years, in case of a draught.

2. Case study: Lisbon, Portugal

Due to Portugal's colonial history, many of the traditional migrant groups already speak Portuguese, facilitating inclusion. More recently, given the arrival of refugees into the country, a plan aimed to integrate this new target group is under development. Lisbon is a growing city that is consistently evolving in the field of culture, and the newcomers contribute to this cultural development. Upon arrival, refugees are provided short-term accommodation for 5 days while their cases are analysed and consequently are granted a suitable place for the long-term. Unlike some other countries, in Portugal, refugee detention policy is inexistent. Also, in Lisbon a lot of effort is put in order to help refugees be reunited with their families staying in other countries, for instance, Germany. Having local governments, national government and the mixture of authorities working together has greatly impacted on the city of Lisbon. Promoting partnerships between local, national governments and other authorities has had a positive impact on both migrant integration and the city of Lisbon.

3. Case Study: Lyon, France

Lyon metropole's approach to housing for migrants is ingrained in wider strategy for housing inclusion for all. In 2030 a system will be put in place in Lyon to ensure the provision of housing to 2,500 families. Currently 9,000 housing units are provided annually for approximately 450 to 750 Euros per unit. Although the main issue the city is facing is with real-estate and housing prices, due to the demand on these houses which eventually results in high prices. This is further accentuated by the nearly 50,000 applications for housing units in metropolitan Lyon area. There are many factors affecting the funding for these houses, but there is also an emphasis on the importance of rights for migrants to the city. The social security sector provides new programs allowing refugees to move freely in the city in regard to their economic status, in addition to offering them residency that contributes to improving their quality of life. This is due to the fact that the right to housing is enshrined in the French law. However there are certain specifications that limit the residency status of refugees creating restrictions on their right to housing. Nevertheless, refugees are able to apply for housing.

Regarding housing, healthcare, education, financial aid, etc., a high priority is given to people with disabilities and mental illness, children under the age of 3, pregnant women or people with major health issues. The city provides protection for the aforementioned groups and fully takes responsibility for their care. Such cases are considered to be immediate and emergent in reference to housing.

Both the government and local authorities work in a cooperative and collaborative way, to receive migrants in the city of Lyon. In 2016, the number of refugees who arrived rose by 95%. Old housing units are being renewed to provide home and shelter of immigrants, including refugees. They also try to provide shelter for asylum seekers and develop and implement policies relevant to ensuring social diversity. Additionally, old houses were demolished and replaced by new ones, restoring old neighbourhoods to accommodate newcomers.

4. Case Study: Tunis, Tunisia

See the full presentation of the Tunis case [here](#).

In Tunisia, internal migration started in the 60s as people were migrating from rural into urban areas, which was followed by the migration of Tunisians to Europe, and recently from Libyans to Tunis. Migration highly affected the urban growth in the city of Tunis. Houses that were taken from the local citizens that emigrated were divided into groups based on income and distributed to other people. In 1990 these houses were targeted at low-income vulnerable migrants and offered to them at a very low price. The government was informed about the fact that a large number of people live in abandoned housing units and then took the decision to provide housing and shelter for migrants by making use of these abandoned houses. In a particular project 2,000 residential units were rehabilitated for migrant families, new neighbourhoods were created replacing currently existing buildings that at the time were on the verge of collapsing. Social houses were designed in a way that the inner courtyard was surrounded by many rooms.

The project delivered 2,000 units that were designed for migrants, with each unit equal to no more than 100 m^2. The strategy included a plan to expand and build up a public transportation network, including metro, buses, taxis and a new express railway which is under construction. Referring to social housing, some of them are single units, and some are multi-family buildings. A project was then implemented to build a small neighbourhood based on that first layout of units.

One of the municipality's interventions was done to empty buildings, which were made available for the community to occupy, and consequently, migrant families were invited to inhabit those houses while the ownership was then transferred to the municipality of Tunis.

Another municipality intervention resulted in finding a solution for communal housing, which allows the owner to keep the ownership of the property, and at the same time enables migrants to make use of it. The municipality is in charge of fixing and restoring the property to move-in-ready state and eventually the owner has to re-pay the municipality for the renovation.

Landowners were encouraged to continue investing in their real estate due to the housing issue; consequently, any abandoned buildings or lands were transformed to social public houses. Finally, the city of Tunis delivered not only new housing units for the homeless, but also playgrounds, parks, open spaces, parking spaces, and provided other services.

Conclusions

Adequate migration policies linked to housing will depend on cities' responses to the various migration fluxes and their ability to plan and develop practical solutions that take into account how migration transforms, expands, and diversifies an urban space from a neighbourhood to the city level.

Migrant inclusion in cities is an important element that can shape the economic, social, and cultural vibrancy of cities. Well-directed migration policies have the power to contribute to the flow of money, increase public revenue, knowledge and ideas between cities of origin and destination, as well as enhancing social cohesion and livelihoods among the host and migrant communities.

Local authorities are often the best informed about local realities and therefore have the knowledge and the capacity to implement the right policies into local planning. Adequate migration policies linked to housing will depend on cities' responses to the various migration fluxes and their ability to plan and develop practical solutions that take into account how migration transforms, expands, and diversifies an urban space from a neighbourhood to the city level.

Local governments can provide migrants with access to relevant information and services regarding adequate housing, and foster their participation in the social and political life of the territories concerned. Migrant inclusion in cities is an important element that can shape the economic, social, and cultural vibrancy of cities. Well-directed migration policies have the power to contribute to the flow of money, increase public revenue, knowledge and ideas between cities of origin and destination, as well as enhancing social cohesion and livelihoods among the host and migrant communities.

i UN-Habitat, 2016, Final Evaluation of the UN-Habitat Jordan Affordable Housing Programme
ii Carter Tom, The Influence of Immigration on Global City Housing Markets, Urban Policy and Research, 2005, Taylor and Francis