YOU CAN STAY IN BEIRUT
TOWARDS INCLUSIVE URBAN HOUSING POLICIES

The Affordable Housing Challenge
Affordable, good quality and stable housing should be a priority item on the agenda of Lebanese policymakers. Indeed, the dearth of appropriate housing options is one of Lebanon’s most endemic urban problems. It is safe to speak of an ongoing housing crisis, one that forces a substantial number of Lebanese citizens, refugees, and migrant workers to dwell in inadequate conditions, lacking security and access to basic services.

RECOMMENDATIONS
There is a need to shift the role of public agencies in the housing sector from supporting tenants and buyers to developing a sustainable stock of affordable housing units in large cities.

In the short and medium range, this could be achieved through:

▸ Housing, planning, and other public agencies can incentivize developers and low-income city dwellers to come in as partners to public agencies in the production and management of an affordable housing stock.

▸ Parliament can reallocate the “fund” earmarked in the 2014 rent law to ease the transition out of rent control for poorest groups as a capital to invest in long-term affordable housing solutions.

▸ Community groups and civil society actors can immediately implement claims of urban inclusion through the existing mechanisms of cooperatives that offer appealing advantages to city dwellers aged 45 and above.

On the long run:

▸ The Public Housing Corporation can lead with a holistic housing strategy in partnership with planning, urban and financial agencies to influence the shelter sector notably by expanding the urban perimeter, reviewing land-uses, implementing equitable taxation mechanisms, and introducing incentives and controls.

▸ Legislative and executive bodies should aim for the gradual development of an affordable housing ecosystem by introducing hybrid property forms, instituting neighborhood-based development organizations, and empowering the role of local authorities in fostering urban inclusion.

Despite the absence of accurate figures, it is widely recognized that a substantial percentage of Lebanon’s population allocates a disproportionate percentage of its income on housing, sacrifices long productive hours in lengthy daily commutes, and/or dwells in substandard conditions including informal settlements where livability has severely deteriorated over the past decades. Furthermore, the number of individuals affected by this housing crisis is on the rise, particularly in the context of the ongoing Syrian refugee crisis and the recent lifting of rent control (8.5.2014, amended 28.2.2017) that removed an (albeit dysfunctional) protection to thousands of vulnerable households threatened by eviction.

There are multiple challenges to addressing the deficit of affordable housing in Lebanon. Chief among those, we point to the lack of political will in a context where powerful private interests in the built environment guide policymaking. We further point to unrest and economic uncertainty as major disincentives for the long-term investments that typically support the production of affordable housing. In addition, we point to the absence of a national urban housing strategy to guide decision-making in this vital sector and reduce bottlenecks (e.g. land provision, finance) in the provision of affordable housing. More generally, and despite rising poverty rates, we point to numerous deficiencies in the larger agenda of social policymaking in which shelter is inscribed.
There are significant consequences to the deficit in affordable housing: urban researchers unanimously concur on the strong correlation between adequate shelter and health, education, employment, and more generally wellbeing. It makes it urgent to respond with simple and doable steps anchored in the larger vision of a holistic housing strategy. Such a vision sustainably address affordable housing solutions in Beirut, more than one affordable housing mechanism would have to be implemented since applying a single strategy would only partially respond to the issues at hand. This brief paper presents a few tangible and easy-to-implement interventions in this direction. It uses them to start a discussion on the imperative of affordable housing in Beirut rather than two interventions that solve it all.

### Interventions on the City
- Expand the city boundaries: define zones of urban extension connected with rapid transit.
- Earmark zones of special social interest.
- Introduce inclusionary zoning.
- Revise Zoning Regulations.

### Interventions on the Housing Sector
- Value Capture Taxation.
- Tax empty properties.
- Target taxes on speculative practices.
- Provide tax abetments or credits.
- Charge infrastructure and utilities hook-up fees for private market housing developments.

### Taxation Tools:
- Direct:
  - Property tax
  - Income tax
- Indirect:
  - Corporate taxes
  - Sales tax

### Land Use:
- Public Housing Production.
- Charge infrastructure and utilities hook-up fees for private market housing developments.

### Facilities for the establishment of
- CDCs
- Cooperatives
- Earmark zones of special social interest
- Offer credit enhancements to affordable housing developers
- Provide soft debt to affordable housing developers
- Provide grants to public or private sector entities to develop, acquire, renovate, rent, or operate affordable housing
- Inject cash into real estate entities in the form of prefered stock with affordability obligation

### Demand-side Support:
- Housing loans
- Subsidized housing loans
- Targeted subsidies

### Improve the Institutional Environment
- Facilities for the establishment of CDCs.
- Facilities for the establishment of Cooperatives.

### Property Tools:
- Land trusts, etc.

### ABCs of Affordable Housing in Lebanon

1. **The Lebanese legal framework upholds the right to housing**
   - Lebanon’s housing law (58/1965) recognizes the “right to housing” by affirming the state’s responsibility in providing access to housing for middle or low-income Lebanese. Law 118/1977 further identifies shelter provision among the responsibilities of municipal authorities. In addition, Lebanon has ratified several international agreements that mandate its public agencies to secure adequate and secure shelter with access to public services and infrastructure for all.

2. **The Lebanese political and economic frameworks undermine the right to housing**
   - Lebanon’s commitment to the right to housing is primarily undermined by its own political and economic frameworks that prime land as “real estate” and extend multiple incentives and facilities that benefit untaxed speculators at the expense of low-income city dwellers. It is imperative to develop mechanisms that reclaim urban land, at least partially, to support the social needs of city dwellers.

3. **Lebanese public agencies have played a limited role in the provision of affordable housing.**
   - Public housing interventions in Lebanon have been severely biased towards homeownership and limited to demand-side subsidies (Housing Finance). An adequate national housing strategy requires a wider palette of interventions that expands the modes of housing acquisition (e.g. renting, providing non-exchangeable modes of homeownership). This strategy should also increase the forms of public interventions by revising planning guidelines, introducing effective taxation schemes, providing facilities and incentives for the production of affordable housing, and controlling prices.

4. **The Lebanese regulatory framework lacks the adequate tools to support the production of affordable housing.**
   - Lebanon’s regulatory framework displays a severe deficit in the type of housing (e.g. density bonuses), taxation (e.g. value capture, empty property), and planning tools (e.g. inclusionary zoning) that typically empower public agencies to intervene effectively, secure inclusion in housing markets, and/or encourage developers to invest in affordable housing units. The introduction of such tools would empower public agencies to guide the housing sector.

5. **The Lebanese affordable housing ecosystem is weak.**
   - Lack of political will to intervene in the housing sector transpires in the weakness of the institutional framework that typically supports the production of affordable housing: there is no ecosystem to support the production of affordable housing. The Housing Ministry was dissolved in 1996. Turned into a “corporation” that specializes in the provision of loans, the Public Housing Agency was placed under the Ministry of Social Affairs and allocated limited means. Today, the Public Housing Corporation needs institutional partners (e.g. community development corporations, local neighborhood groups) through which it could implement a social housing program.

6. **There are mechanisms within the Lebanese law that can be activated to empower the production of affordable housing.**
   - Our study points to two under-exploited schemes within the current purview of public agencies:
     - i. As an institutional form, cooperatives provide a legal framework capable of facilitating access to housing for vulnerable groups. Research indicates there are successful precedents to build on in Lebanon and elsewhere (pp. 4–5).
     - ii. Building law regulations can be used to require developers to allocate a percentage of the housing stock they are producing as “affordable” (pp. 6–7).

7. **Some relatively easy to adopt policy options could substantially improve the production of affordable housing.**
   - i. By designating some of their neighborhoods as “inclusionary”, municipalities could zone urban areas as “necessarily mixed across income” and impose a percentage of affordable housing with each new development. Inclusionary zoning could furthermore discourage lot pooling, preventing the introduction of large-scale speculative investments of the type that has displaced large population groups in many sections of Beirut.
   - ii. By introducing mechanisms to protect a section of the housing stock from market speculation (e.g. land trusts).
   - iii. By introducing taxes on empty apartments, cities could discourage speculative practices and generate revenues invested in keeping populations in place.
   - iv. By regulating conditions and rates of rental arrangements, cities could strengthen the rental sector.

8. **It is imperative to place the adoption of a holistic housing policy framework on the long-term horizon of policymakers.**
   - This will require a large-scale urban vision that widens the perimeter of cities and organizes mobility and housing around an efficient public transport and land-use set of policies. Such large-scale interventions can be self-financed through land value capture taxation, but they should also be accompanied by measures to control speculation, encourage inclusive developments, develop the housing ecosystem to complement existing bank loans with other non-profit incentives, and reshade zoning to support the vision of more inclusive cities.
Inclusionary Housing Policies

Inclusionary housing sets cities and/or neighborhoods on the long-term path of steadily increasing their stocks of affordable housing. In a global context where the financialization of land has rendered urban housing well above the means of the urban majorities, it has become imperative for city authorities to secure a stock of affordable housing units outside the market in order to preserve cities’ income mix and hence the diversity and vibrancy of their economies and lives.

“Inclusionary housing policies aim to involve commercial building developers as partners in the production of affordable housing by requiring every new residential development to include a predetermined percentage of affordable units”

What are inclusionary housing policies?
Depending on the situation, inclusionary housing can be imposed as a pre-requisite to obtaining a building permit or facilitated through incentives extended to builders. In some contexts, developers may contribute a given amount to a publicly managed fund that is reinvested in the development of affordable homes instead of building them directly. By adopting inclusionary housing measures, many cities have secured a long-term sustainable production of affordable housing and consequently a minimum level of social diversity.

The definition of “affordability” in inclusionary housing is context-specific. There are nonetheless typical characteristics that distinguish “affordable housing units” from market units such as smaller units, lower selling prices, and deed restrictions that maintain the property outside speculative market mechanisms. The proportion of affordable housing imposed upon construction of a new building usually ranges between 10 and 30 percent.

The choice of resorting to incentives or imposing regulations depends on political will, economic feasibility, and the level of planning constraints. When needed and/or feasible, public authorities may choose to introduce incentives such as tax breaks or density bonuses that can compensate losses incurred by developers and reduce their resistance to implement the policy. Inclusionary housing can be implemented at the scale of entire cities and/or regions but it is also possible to restrict its application to the neighborhood level. In such contexts, municipalities may target specific areas with development restrictions that tie new developments to the provision of a percentage of affordable units. This is achieved through a change of zoning regulations. Inclusionary zoning can be motivated or justified by the will to preserve mixed-income neighborhoods.

How is inclusionary housing relevant in today’s urban context?
Since the mid-1990s, Lebanon’s large cities have been heavily impacted by the financialization of land. These studies have further demonstrated the social impacts of population displacements in reinforcing class but also sectarian divisions, as distances grow between various social groups. The pace of change varies with market conditions, but in the absence of appropriate measures, the trend is for further divisions. Inclusionary housing would allow the steady production of housing affordable for lower-middle class households who would otherwise turn to buying in the suburbs.

Is it feasible to speak of inclusionary housing in Lebanon?
The feasibility of inclusionary housing in Lebanon depends on political will but also on legal and economic feasibility. Legal feasibility may be the easiest hurdle. It is possible to impose inclusionary restrictions on new developments today within the existing legal framework: First, Article 13 of the Building Law (636/2004) allows local authorities to refuse to provide a building permit when/if a project threatens the “public good”. In the absence of a clear definition of the “public good”, municipalities have the authority to consider rapid gentrification and/or large-scale forced displacements as a serious threat to communities and hence to balance the negative effects of large-scale urban transformations by imposing a percentage of affordable housing as a pre-requisite to permitting. In addition, municipal councils have the authority to demand a revision of zoning codes and impose inclusionary requirements within land-use regulations in specific neighborhoods and/or entire cities.

To date, neither municipal authorities nor planning agencies have officially considered an inclusionary requirement. Nonetheless, recent evidence points to rising demands among High Council of the Directorate General of Urbanism (DGUI) members to activate the social dimensions of existing regulations by placing additional social or environmental requirements on large-scale developments (e.g. a park) as a pre-requisite to the provision of a building permit. This is a good start.

Inclusionary housing demands a redistribution of a share of the profits reaped by developers. The latter’s acceptance of this restriction is linked to financial considerations, meaning the margin of acceptable profit below which they are not willing to operate.

To check the economic feasibility of this approach, we tested two scenarios on a real case study taken from the neighborhood of Mar Mikhael where surveys, interviews, and in-depth analyses was conducted. The two scenarios were:

- Scenario 1: All new buildings are required to sell the first floor at 60% of market value,
- Scenario 2: Incentives are extended to developers so they include two affordable housing floors in exchange of a density bonus to build one more floor.

In Scenario 1, the developer bares the entire costs of the affordable housing unit without any compensation. In Scenario 2, the developer’s losses are partially compensated since the costs of the second floor and part of the costs for the first are covered by the roof. Actual figures and ratios depend on market conditions.

Recommendations for legislative amendments
Inclusionary housing can be strengthened if the regulatory framework is modified to control profit and introduce the principles of value capture taxes where a share of the profit reaped by any development is mandatorily redistributed to the neighborhood. Such controls could be introduced through revision of the zoning, the adoption of “a ceiling on densities” (plafond de densité) and/or regular revisions of property taxes to control speculative landholdings. Within such context, measures such as waiving taxes or extending density bonuses would become feasible.

“Numerous studies have shown that Beirut’s housing market is consistently driving lower and middle-income households to remote suburbs and replacing their dwellings with stocks of empty luxurious apartments”

Scenarios tested for inclusionary housing in Lebanon

![Graphical representation of scenarios tested for inclusionary housing in Lebanon]
Housing Cooperatives

Over the past two decades, cooperatives have emerged as a key housing strategy, particularly in contexts where land has been financialized and public social policies are weak. **What is a housing COOP?**

A housing cooperative is a voluntary association of individuals who come together with the shared goal of organizing their shelter arrangements within a set of solidarity rules that do not conform to market laws. While there are multiple modes of housing cooperatives around the world, all cooperatives typically adopt forms of democratic member control, participatory arrangements, and economic autonomy. Thus, members of a housing cooperative dwell in and manage property along shared rules that allow them to decide collectively on duties and privileges, rules to expand and/or organize payments and services, the selection of new members, and other short and long term choices. The most distinctive aspect of housing cooperatives is their conception of property ownership. Departing from freehold, housing cooperatives restrict ownership to “the right to dwell” in a housing unit while the right to exchange and/or bequeath is managed by members’ collective and restricted by cooperatives guidelines. As a result, properties claimed by cooperatives are removed from the market and preserved at an affordable rate for present and future members. In recognition of the importance of these limitations, public agencies typically support the formation of cooperatives through benefits such as tax exemptions, lower mortgage rates, subsidies, and/or incentives.

3. Housing units released by rent control constitute a large, deteriorated stock of properties that may be acquired by housing cooperatives.

4. The market is currently low and slow, thus prices are advantageously low for a group of people who want to establish a cooperative.

Cooperatives: a viable option in Lebanon?

- **Stability**: lower fees and constrained eviction
- **Lower Housing Prices**
- **Right to Bequeath if heirs are eligible**

**Advantages**

- Secure Initial Capital
- Constraints due to committee control
- Renouncing housing as an asset

**Hurdles**

*Monthly payments for members of a cooperative are considerably reduced by their non-profit nature as well as by exemptions from numerous municipal fees, from indirect taxes (e.g. stamp duty on loan agreements, credit loans, judicial fees, real estate registration fees) and direct taxes (e.g. built property tax, taxes on donations, aids, wills and corporate profits tax, interest tax) and others. They can also benefit from donations from governments, NGOs, and philanthropists who believe in their mission.

Are compensations earmarked for vulnerable social groups sufficient to support the establishment of housing cooperatives?

New rents in the case study at hand amount to 500$/month. The last iteration of the new rent law allocated to vulnerable tenants still benefiting from the old rent law the following compensations: over a period of 9 years:

- Household earning ≤4× minimum wage: 34,000 $/year
- Household earning ≤5× minimum wage: 5,000 $/year

The most vulnerable households earning less than 3 times minimum wage) have the possibility to pool their compensations in order to invest in a housing cooperative that will provide a stable housing option with no possibility in rent hikes or eviction.

The financing options listed above can be used together in order to fund the establishment of a cooperative. Old tenants could be joined by young professionals and/or other individuals willing to experiment with cooperatives.

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Are cooperatives financially feasible in today’s Beirut?

Approach numbers for financing the purchase of the building through the Public Corporation for Housing

<table>
<thead>
<tr>
<th>Price*</th>
<th>Down-payment</th>
<th>Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing Corporation loan (15 years)</td>
<td>50,000,000</td>
<td>Monthly rent obtained by the co-op through the two shop rentals for the first 15 years</td>
</tr>
<tr>
<td>Public Housing Corporation loan (15 years)</td>
<td>50,000,000</td>
<td>Monthly rent obtained by the co-op through the two shop rentals for the second 15 years</td>
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<tr>
<td>Public Housing Corporation loan (15 years)</td>
<td>50,000,000</td>
<td>Monthly rent obtained by the co-op through the two shop rentals for the first 5 years</td>
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<tr>
<td>Public Housing Corporation loan (15 years)</td>
<td>50,000,000</td>
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</table>

5- Calculated based on an average of the current 700,000 LBP/year paid as “old rent” (interest rate is 3.735%) over 30 years. There is an inflation of rental prices over 30 years based on 2013-2017 inflation rates.

6- Estimations were made for a 60 sqm apartment in a peri-central neighborhood in Beirut where prices for similar apartments today average 2,500 USD (July 2020).

We look at the current lifting of rent control as an interesting opportunity to increase the stock of affordable housing in Lebanon’s cities

What is the relation between housing cooperatives and the current rent law?

Since 2014, the “new rent law” has introduced a public fund that supports the most vulnerable social groups losing rent control benefits over a nine-year transition period in which the fund covers the difference between market and subsidized market rates for tenants.

1. The state is willing to provide subsidies to rent control beneficiaries. These subsidies could be used towards the establishment of housing institutionally controlled to remain affordable, instead of exclusively serving the rent hikes on rent-controlled units.

2. A substantial group of vulnerable urban dwellers are willing to consider cooperative modes of housing acquisition since they offer them the means to remain in the city.

3. Housing units released by rent control constitute a large, deteriorated stock of properties that may be acquired by housing cooperatives.

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**Policy Recommendations**

Today, the Lebanese law allows for housing cooperatives to be founded. To facilitate the actual implementation of this process:

- Public authorities could raise awareness about housing cooperatives as an existing mechanism of housing provision and encourage their materialization by facilitating registration at the Directorate of Cooperatives in the Ministry of Agriculture;
- The PCH could facilitate access to loans for housing cooperatives by waiving the requirement for individual members’ eligibility and shifting the “eligibility” to the cooperative that would be responsible for the payment of the loan. Risk can be reduced by demanding a detailed financial plan from the cooperative and a plan in case individuals become unable to pay their part;
- The PCH could protect the long-term stock of affordable housing it has supported through cooperatives by introducing a requirement for cooperatives accessing PCH loans to introduce articles in their bylaws that prevent the dissolution of the cooperatives and its transformation into for-profit housing.

**Steps to Form a Cooperative**

Form a group of 10 people (or more) willing to establish a housing cooperative and live as neighbors.

1. Find an appropriate property (land or existing building).
2. Prepare a business plan that outlines the goals of the housing cooperative, the terms of agreement, the governance structure, and the feasibility study.
3. File a request to the Directorate of Cooperatives in the Ministry of Agriculture for approval.
4. Deposit the initial capital at a designated Lebanese bank.
5. Register the cooperative at the Directorate of Cooperatives for final approval and establishment.
6. Get a loan from the Public Corporation for Housing (if needed) and acquire the chosen property.

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**About this project**

As part of its commitment to generate informed public debate on issues of salient concern to social justice in Beirut, the Social Justice & the City program launched a pilot project under the title Inclusive Housing Policies in Beirut. This initiative aimed to articulate concrete strategies responding to the affordable housing challenge in Lebanon’s cities based on an interdisciplinary crossing of legal, economic, social, and planning constraints. SJC’s approach builds on earlier research about the housing sector in Beirut (Lebanon) in order to frame feasible interventions within the context of the existing regulatory and social constrains. It furthermore proposes a handful of policy reforms necessary for substantive long-term transformations.

**Social Justice and the City Program**

The aim of the Issam Fares Institute’s Social Justice and the City program is to formulate an agenda for research that establishes a partnership between scholars, policy-makers, and activists in Lebanon (and beyond) working towards more inclusive cities. The program seeks to act as a platform where scholars, policy-makers, and activists can share reflections, experiences, and strategies (i) documenting, analyzing and reflecting on ongoing urban processes affecting the organization and life of the city, (ii) sharing and validating research with activists, affected communities, and other social groups who are potentially interested in sharing both the acquired competence and the pool of research tactics, and (iii) supporting and informing initiatives that hope to influence change through debates, media, publications, and advocacy.

**The Konrad Adenauer Foundation**

The Konrad-Adenauer-Stiftung (KAS) is a German political foundation, closely associated with the Christian Democratic Union of Germany (CDU), making a unique contribution to the promotion of democracy, dialogue, conflict prevention, civil society and social market economy. The mission of the Country Programme Lebanon is to:

- inform about relevant political, economic and social issues and offer platforms for exchange and constructive debate
- contribute to the political, economic and social development in Lebanon
- promote knowledge about the functioning of political institutions and processes
- support the political forces of moderation and progress
- strengthen the Lebanese Republic as a democratic and pluralistic state through its institutions
- foster bilateral relations between Germany and Lebanon

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**AUB POLICY INSTITUTE**

The AUB Policy Institute (Issam Fares Institute for Public Policy and International Affairs) is an independent, research-based, policy-oriented institute. Inaugurated in 2006, the Institute aims to harness, develop, and initiate policy-relevant research in the Arab region. We are committed to expanding and deepening policy-relevant knowledge production in and about the Arab region; and to creating a space for the interdisciplinary exchange of ideas among researchers, civil society and policy-makers.
يمكنك البقاء في بيروت
 نحو سياسات إسكان حضرية دامجة

الفريق البحثي
مني فواز، منسقة البرنامج، برنامج العدالة الاجتماعية والمدينة، معهد عصام فارس للسياسات العامة والشؤون الدولية، الجامعة الأميركية في بيروت
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إيزابيلا سرحان، مستشار قانوني، البرنامج بقانون الإيجارات الصادر بتاريخ ١٤٣٣/١٩٠٤

الخبراء المُستشارون
ديزيريه فغالي، مستشار اقتصادي
نبيل عبدو، مستشار في الإسكان
إليزابيتا بييتروستيفاني، مستشار في الإسكان

التوصيات الأساسية

 обязات حقوقية ومتعددة \تحدد حقوقية ومتعددة

يمكن تحويل دور المؤسسات العامة في قطاع الإسكان من دعم المسأجرين إلى تطوير وحدات السكن ذات التكلفة الميسورة في المدن الكبرى. من الممكن تحقيق ذلك على المدى القصير والمتوسط، في حال: عدم وجود إحصاءات دقيقة في هذا الصدد، فإنَّه من المؤكد أن عددًا كبيرًا من سكان لبنان يُخصصون نسبًا متفاوتة من دخلهم للسكن، ويضرون ساعات طويلة من أيامهم في وسائل النقل والمواصلات اليومية على حساب نتائجهم، أو يقيمون في مساكن غير آمنة، مما يتسبب في اضطرابات، حيث يهدأ طموح الوعي بشدة حال العقود المختلفة، إضافة إلى ذلك، فإن عدد الأفراد الحاضرين من أزمة السكن هذه أخذ في الزيادة. لا سما في ظل أزمة الأراضي السكنية والمضاءة وغيرها، والم直辖 للاقتصاد العام يترجع الحماية (أو كانت غير منصفة) عن آفاق العشرين المليونة للاستثمارات المضافة في إعداد مشاريع السكن الميسر.

إن معالجة مسألة النقص في السكن الميسّر في لبنان تواجه العديد من التحديات. ومن بين هذه التحديات، نشير في الدرجة الأولى إلى غياب الإرادة السياسية للحد من طُغيان المصالح الخاصَّة على القطاع العقاري. كما نشير إلى الاضطرابات وعدم الاستقرار المالي كعوائق رئيسية أمام الاستثمارات طويلة الأمد التي تساهم عادة في إنتاج السكن الميسر. إضافة إلى ذلك، نذكر غياب استراتيجية وطنية للإسكان الحضري توجه عملية صنع القرار. هذا الخطط الحيوي وحدة من العناصر التواجهة (أو كانت غير منصفة) عن آفاق العشرين المليونة للاستثمارات المضافة في إعداد مشاريع السكن الميسر.

إن تقديم الخدمات الاجتماعية والصحية والتعليمية للنازحين واللاجئين في بعض المناطق القاسية تعزز من الحاجة إلى توفير حلول مستدامة للسكن الميسر.

والتعقيدات التي تترجع إلى السياسات المتعلقة بالمأوى، إذ يُجمِع الباحثون في حقل الدراسات المدنية على العلاقة الوطيدة بين المأوى المائي والصحة والعقلية والعناية بالطفل، معابض ببعض العوامل الاجتماعية، بناءً على أهمية استثمار مالية أفضل للنواحي المضافة في إطار الحفاظ على سلامة وفاقية للنازحين. فيه ضغط رياضية سارية لل：<br>لا يُوضح النص معلومات كافية عن المعدَّل الذي يُجبر المطورين العقاريين وسكان المدن المهدَّدة بالإخلاء. إن معالجة مسألة النقص في السكن الميسّر في لبنان تواجه العديد من التحديات. ومن بين هذه التحديات، نشير في الدرجة الأولى إلى غياب الإرادة السياسية للحد من طُغيان المصالح الخاصَّة على القطاع العقاري. كما نشير إلى الاضطرابات وعدم الاستقرار المالي كعوائق رئيسية أمام الاستثمارات طويلة الأمد التي تساهم عادة في إنتاج السكن الميسر. إضافة إلى ذلك، نذكر غياب استراتيجية وطنية للإسكان الحضري توجه عملية صنع القرار. هذا الخطط الحيوي وحدة من العناصر التواجهة (أو كانت غير منصفة) عن آفاق العشرين المليونة للاستثمارات المضافة في إعداد مشاريع السكن الميسر.
على صانعي السياسات وضع إطار على المدى الطويل لسياسة سكنيّة من خلال فرض ضرائب لاسترداد القيمة المضافة للأراضي، شرط أن تواكبها مع كل منشأة جديدة. كما أن التصنيف "الدامج للجميع" قد يمنع ضم وتحولت المؤسسة العامة للإسكان إلى مديرية شرد مجموعات سكانية كبيرة في العديد من أحياء بيروت.

1) الإطار القانوني الذي يتكون منako في الحالة، تحتوي بعض الدراسات الخاصة بالضرائب على ضرائب القيمة المضافة على سبيل المثال، في تعديلات المحافظة العامة (1988). يمكن أن يؤدي ذلك إلى إعطاء مواطنين أو مجتمعات أكبر قدرة على البناء، مما يساهم في توفير المساكن ذات التكلفة الميسورة في لبنان.


3) من الملاحظ أن بعض الدراسات الجغرافية تأتي بدعم من أساليب مراقبة الضرائب، وتشمل أيضًا بعض الدراسات الخاصة بالضرائب على سبيل المثال، في تعديلات المحافظة العامة (1988).


يمكن تعزيز عدد الشقق ذات التكلفة الميسورة عند تعديل الإطار التنظيمي

يتطلب نظام نسب الإسكان الميسّر إعادة توزيع حصة من الأرباح التي يجنيها المتعهّد، وإدخال مبادئ فرض ضرائب استرداد القيمة الزائدة للأراضي، لحدّ من الأرباح، وتحديد طوابق للسكن ذات التكلفة الميسورة مقابل السماح لهم ببناء الممتلكات، لضبط المضاربة العقارية. وفي هذا السياق، تصبح تدابير مثل: يتعيّن على جميع المباني الجديدة بيع الطابق الأول بسعر آخر، فإنّ حوافز زيادة التطوير لطابق واحد لا تعوّض عن الخسائر في الربح في دراسة حالة حقيقية مأخوذة من حي مار مخايل، حيث أُجريَت دراسات ماليّة، مثل هامش الربح المقبول الذي لا يرغب هؤلاء في العمل ما دونه.

غير أنّ هذه الاجتهادات القانونية تعتمد على التوافق السياسي، وفي غياب تشريعات واضحة، تطبّق على المناطق المخطّطة التي ترعى أو تحدّد البناء في المناطق، والتي تمّ اختبارها حول الإسكان التضميني في لبنان.

ينطق نظام الإسكان الميسّر بمادة ثابتةbout الإسكان الميسّر المبلغ لمكلفة مساحة الفناء الخضر في المبني، في حالة خروجه عن الفناء، وتحمّل الزبائن الخسائر التي ترتبط بها.

بكل حال، فإنّ نسخة النظام المسبقة نجحت في سماح للمساكن الميسورة في المناطق الحضرية، بل انتشرت أنظمة توزيع الأرباح من خلال إجبار المتعهّدين على إعادة توزيع رأس المال المكشوف، على سبيل المثال، في إصلاح الإسكان الميسّر، وتحديد طوابق للسكن ذات التكلفة الميسورة، لكنها توفّر ضعف كمية المساكن ذات التكلفة الميسورة. وتستلزم إمكانية تنفيذ سياسات السكن الدامج في لبنان على الإرادة السياسية، والفائدة الاقتصادية ومستوى القيود المفروضة على عملية البناء (أو على المطوّرين). ويمكن للسلطات العامة، قيدًا أو طابقًا، أن تؤمّن مخزونًا من السكن الدامج بالسياق الذي تحدّره المنطقة، وباستمرار، كما أنّه يستبدل مساكنها بمخزون من الشقق الفاخرة والشاغرة.

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بارًا، تشكل رأس المال هذا المصرف مبلغ مالي يطبع
استثماره في أسهم مخزون في القطاع الإيجاري في
المركزية مما يحافظ على حقوقه ملمولا، والثاني
ضرائب أقساط المشاركة في الشركات الصغيرة وتفتت
مواقع الإيجار القريبة من الهند.
تزويد المعلومات حول القضايا السياسية، والاقتصادية والاجتماعية ذات الصلة، ودعم وإثارة المعرفة حول المبادرات التي تأمل في التأثير على التغيير من خلال المناقشات، ووسائل الإعلام، والمنشورات، والمُناصرة.

يتضمن البرامج العدالة الاجتماعية والمدنية، في معهد عصام فارس، برامج تدريبية وبحثية، ومشاريع تطبيقية، تهدف إلى تعزيز الديمقراطية، وتعزيز العلاقات الدولية، وتعزيز التعاون الخليجي.

يشمل البرامج العديد من الأنشطة، بما في ذلك:
1. تكوين مجموعات من الأشخاص (أو أخيرًا على استعداد الأكاديمية تعاونية، وتشابه الأفيون من خلال تكوين فرق في الجامعات، ووسائل الإعلام، والمنشورات، والمُناصرة.
2. إعداد خطة العمل، تتضمن أهداف التعاونية، وشروط الاتّفاق، وتعزيز الموازنة، والتخطيط، والاتصال السلكي واللاسلكي، والتعزيز المؤسساتي، والتطوير الإداري، ومتابعة الأداء.
3. إعداد خطة عمل تُحدّد أهداف التعاونية السكنية، وشروط الاتّفاق، وتعزيز الموازنة، والتخطيط، والاتصال السلكي واللاسلكي، والتعزيز المؤسساتي، والتطوير الإداري، ومتابعة الأداء.
4. إعداد مجموعة من المشاريع، يهدف إلى تعزيز العلاقات الدولية، وتعزيز التعاون الخليجي.
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