



EXECUTIVE SUMMARY FORM

Alphanumeric code: TJ9596

This document should outline the main ideas of your Vision Statement.
It will serve as a synopsis of your project to facilitate referring to it during deliberations.

a) Brief summary of your intervention proposal/strategy (up to 250 words)

Tariq el Jdeideh (TJ) is affected by a high degree of vacancy and a high frequency of eviction particularly for old-rent tenants (Bechache, Basbousk, Saksouk, 2017). The Al-Mahaba building is one of them, but the residents of the building have fallen victim to Beirut's elite, who have taken advantage of confessional networks, informality, and the social and financial instability of the residents, to empower themselves. Currently, six old rent control apartments in the building face the threat of eviction due to the new rent law. Moreover, there are three forms of property conflict, Property conflicts take several forms: (1) conflict over property title (multiple sales of a single unit, and inability to register), (2) inability to register property, and (3) political entanglement. Additionally, the building's physical conditions are deteriorated due to neglect, so accessibility for wheelchair users and the elderly is limited. Our proposed strategy is to transform the building into a housing cooperative, utilizing legal and management frameworks while including a design intervention: the addition of two floors, for commercial or residential use, and the renovation of common areas. Housing cooperatives dissolve issues of ownership; increase stock of affordable and inclusive housing outside the market, all while enriching the social fabric of the building. Housing cooperatives are implementable within the Lebanese law, economically feasible and self-sustaining.

b) Implementation mechanism (including the legal framework that allows the proposed intervention to be applied)

Transforming the building into a housing cooperative under the Lebanese cooperative law no.17199/1964. Forming a board of members, creating a legal entity with limited liability, registering with the Cooperatives Department, and providing a financing scheme and share structure.

c) Funding mechanism

Public Sector funding/ subsidized loans: Housing Corporation Law 539/96 Article 7, Support from directorate of cooperatives (Law 9/73), New rent law fund (Law 160/2014).

Private Sector: Exemption from Income Tax Law 144/59 article 7, philanthropy from NGO's and religious institutions.

Self-financing: income from commercial space and cooperative member fees.

d) Actors involved/targeted

Old rent tenants, disputed owners, building committee, Beirut municipality, NGOs and other institutions.

e) Impact in relation to the competition objectives (how your proposed intervention achieves one or more of the objectives)

Housing Cooperatives create a stock of affordable, inclusive and equitable housing units extracted from the speculative market of Beirut.