Eviction as a tool for new housing

In Tariq El Jdide, 62 families were already evicted and 98 families were threatened with eviction. Propelled by real estate market forces, lack of governance, and high unemployment rate, eviction is one of the endemic urban problems of Beirut. How can evicted people with limited amount of compensation stay in the city with adequate and sustainable housing?

The project presents two possible scenarios. Both of them deploy the idea of providing only the bare necessary living areas in order to minimize costs and maximize future possibilities. The first attempt aims to provide affordable options that allow current residents to stay in the same building. The second proposes a typology that could become a model for the entire city. By pooling eviction compensation and funds from other willing parties, a new building close to the former one solves the emergency need of housing and allows further adaptations.

Building A: case study
Community life can happen in the additional loggias, and foster a relationship between original habitants and relocated people.

Building B: new typology
Loggia can be freely appropriated. Habitants can personalize their area by adding partitions, curtains, or extending their rooms.

Small abandoned plots in the neighborhood can be used to house the new typology in order to avoid forced displacement of evicted people.
Building A: case study
In the existing building, new subdivision provides more apartments with added loggias as living rooms and community kitchens.

Building B: new typology
The new typology of bare necessary built areas can be built on small plots. Loggias connected to each side of the rooms serve different needs for privacy.

Original subdivision
4 apartments / floor

Proposed subdivision and addition
6 apartments / floor + community kitchen

Demolished

Added

Typology:
Provided to appropriate sqm
A: 10 sqm + 10 sqm
B: 20 sqm + 25 sqm
C: 30 sqm + 45 sqm
D: 40 sqm + 50 sqm

*3 m setback
*VAR, TER respected

Building A: case study

Building B: new typology

1st floor
community kitchen, working space, laundry area

2nd-4th floor

5th-6th floor

7th-8th floor