

Urban planning and housing problems in industrial cities**التخطيط الحضري ومشكلات الإسكان في الحواضر الصناعية****Hassiba Mellas**Université Chadli Bendjedid – El tarf/ Algérie-, mellas-hassiba@univ-eltarf.dz

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Abstract:

This paper deals with the topic of urban planning in industrial metropolitan areas, and its relationship to habitat problems, which have serious consequences related to all aspects of urban life, as many governments tried to enact policies that would curb the indiscriminate growth of cities, which changed its urban morphology, but the crisis has worsened , especially in underdeveloped habitat areas. That's why the question remains about how to prepare effective urban plans that will eliminate the state of imbalance in the urban environment in these areas.

Keywords: Urban growth, Habitat problem, Precarious habitat areas, Urban planning policies.

ملخص:

تتناول هذه الورقة موضوع التخطيط الحضري في الحواضر الصناعية وعلاقته بمشكلات الإسكان، والتي لها تبعات خطيرة مرتبطة بجميع نواحي الحياة الحضرية، حيث حاولت العديد من حكومات هذه المجتمعات سن سياسات من شأنها الحد من النمو العشوائي للمدن والذي غير من مورفولوجيتها الحضرية وشوه نسيجها العمراني، إلا أن المشكلة ما فتئت تتضخم وتزداد حدة يوما بعد يوم، خصوصا في مناطق الإسكان المتخلف ولهذا يبقى التساؤل مطروحا حول كيفية إعداد مخططات حضرية فعالة وناجعة من شأنها القضاء على حالة اللاتوازن واللاتانسجام في البيئة الحضرية في هذه المناطق.

كلمات مفتاحية: نمو عمراني، مشكلة الإسكان، مناطق الإسكان المتخلف، سياسات التخطيط الحضري.

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INTRODUCTION

The future of cities is linked to the prospects for population growth, and the growth of their economic, social, psychological and environmental needs, as well as the demographic prospects of the surrounding rural areas, etc.... All of these factors lead to an increase in the demand for appropriate housing, the latter which includes housing, public, administrative, educational, health and commercial facilities, And other installations and equipment that ensure a healthy and safe life for city dwellers, which should be included within their appropriate framework within the urban fabric, after conducting in-depth urban sociological studies, and preparing precise plans that determine their location and area, as well as their internal and external architecture, in addition to determining the deadlines for their implementation in the short, medium and long term.

With the development of the art of architecture and the advancement of engineering sciences through the ages and the increase in urban growth, especially in major cities, it has become necessary for housing to be subject to a tight policy pursued by states and societies to cover the deficit in this field and to treat many social, psychological, health and educational problems ... that resulted from it, and for this reason it has new policies have emerged that respond to the needs of modern man in line with the scientific and technological development that modern societies have reached, and the concept of urban planning has emerged as a developmental approach that includes a set of strategies taken by states and governments in order to develop, direct and control the expansion of cities.

Urban housing problems have been exacerbated by the advent of modern cities and have become a global phenomenon facing the most developed countries along with the most underdeveloped and poor countries, with different degrees of severity from one society to another and the methods and policies to confront them, and this is what made many researchers and those interested in the problems of society view it as a civil problem. any urban.

Industrialized countries, like developing countries, suffer from problems of urban planning and housing. These problems are caused by the great urban growth that their cities witnessed and are witnessing, being centers of internal and external polarization, which attract masses of immigrants from the countryside and even from outside the country. This growth is a historical phenomenon that coincided with development associated with capitalist production, and thus it was a cause and consequence of that leap in the field of industrialization which worked to raise living standards and contributed to the development of cities on one hand, and produced many urban problems on the other hand, on top of which is the housing problem, which suffered from the broad masses of low-income people and immigrants who sought refuge in these countries to raise their economic level.

Although these countries follow constructive planning policies in their development programs that are specific to the urban area, their achievement of the desired goals remained a relative issue that varies from one country to another. This will be discussed and analyzed in this research paper, by focusing on three main axes:

- Signs of the housing problem in industrial cities.
- Unplanned urban growth in the cities of industrial societies and the spread of underdeveloped areas.
- Models of urban planning and housing policies in industrial societies.

1. Signs of the housing problem in industrial cities:

The signs of housing problems in industrial cities were an inevitable result of what resulted from the Second World War, but this does not negate the existence of an actual shortage in the number of small housing units in the pre-war period. This shortage was exacerbated by the increase resulting from the bad economic conditions which led to an increase in construction

costs, in addition to absorbing a large amount of housing that was available due to the transformation of the city center into working neighborhoods, and the establishment of factories in the surrounding areas and the resulting increase in the demand for housing. Therefore, the outbreak of war was at a period when housing supplies did not meet the urgent needs and growing. In any case, the circumstances of the war precipitated the crisis, exacerbated it, and gave it a special character until it turned it into the most serious social and economic problem of our time. (Santos, 1971, p. 95)

The war affected the housing market in a way that increased the demand for supply due to the gathering of refugees from the destroyed areas in large numbers in the cities that were not yet affected by the invasion, in addition to the rapid development of the war industries, which brought huge numbers of agricultural workers to the industrial areas adjacent to the cities, and here it appeared the great discrepancy between housing requests, which are constantly increasing, and the serious stagnation experienced by the construction and building operations as a result of the war, which called for large numbers of specialists in this field to serve in the military. In addition to the use of large quantities of building materials for military purposes, add to that the loss that this industry experienced as a result of the military industry attracting capital, which was operating at its maximum capacity and achieving large and guaranteed profits. Therefore, the small return that could be obtained from home ownership has become not guaranteed, especially, since the beginning of the war, governments provided a number of special exemptions that were allowed to tenants who were called to war, which led to a decrease in the commercial return of the owners. As a result, the construction industries failed to attract the necessary capital and were unable to cover the supply-side deficit in the housing market. (Al-Sayed, 2000, pp. 226-228)

After the end of the war, the transitional movements of the population gave a new dimension to the crisis, and led to an increase in housing shortage rates after the return of soldiers, prisoners, and detained citizens and their desire to establish homes for their families. Others, who went to Western European countries to escape the Bolshevik control that Eastern Europe

suffered from, this is in addition to the high rates of marriage - a natural phenomenon that appears after every war - which led to an increase in the demand for housing. (Al-Sayed, 2000, pp. 230-232)

On the other hand, the problem of rebuilding, construction, and restoration has known great difficulties, as the war resulted in the complete destruction of about 300,000 homes and damage to more than 400,000 homes, which led to housing requests in Belgium after the war reaching 240,000, and in Britain, estimates reached half a million. And the numbers requested from Germany had reached one and a half million homes. As for the United States of America (whose lands were not greatly affected by the devastation left by the war compared to other developed countries); It also suffered from housing problems during this period, which made the American reformers assert that political stability will only be achieved by ensuring a minimum level of adequate housing, especially for vulnerable groups. (Al-Suruji, 2010, p. 26)

As for the general economic situation, the available necessary resources were in short supply and the resumption of construction in particular was hindered by many difficulties. To invest in other available areas, in addition to the rise in prices and wages.

In an attempt to determine the conditions of housing in America in the year 1960, the statistical definitions adopted a middle approach between the idea of housing as an urgent necessity and the idea of prosperity that depends on the purchasing power of the individual. Therefore, it identified three categories of unsuitable housing:

- dilapidated housing.
- Substandard housing.
- Rotten or deteriorating housing.

Given that these standards are concerned with the condition of the buildings themselves and not with their surroundings or the way they are used; Some other more comprehensive disadvantages should be added, which relate to:

- Overcrowding and neighborhood corruption.
- Heavy traffic jams, noise, and the spread of car and vehicle fumes.

Building to the point where there are no vacant places for residents.

- Scarcity of public services related to health, education, entertainment, etc... (Rashwan, 2002, p. 224)

The period after the fifties and sixties witnessed a remarkable improvement in the housing sector in urban areas, and the percentage of substandard housing units decreased from 36% to 16% of the total in the United States of America, as this improvement continued in the seventies in pursuit of the national goal that Representing the provision of adequate housing for all in the **Metropolitan areas**.*

However, the housing problem in industrial societies has certain dimensions that continue to exist to the extent of the hour, and this is indicated by recent studies, and housing defects are generally concentrated in central cities among low-income social groups. Thus, after analyzing the housing problem in light of the disproportion between income and expenditure rates; In addition to the previously mentioned unhealthy housing conditions, we find that millions of families in industrialized societies still live in unsuitable or sub-standard housing units. (Rashwan, 2002, page 225)

* **Metropolitan areas:** major urban areas, which extend over a wide geographical area, and are formed as a result of the extension of major cities to adhere to their suburbs and form what is called villes metropoles.

2. Unplanned urban growth in the cities of industrial societies and the spread of underdeveloped areas:

The scientific and technological development brought about by the human mentality in the industrial society has played an important role in changing urban life, so that the industrialized countries become the focus of the world's attention, and a center for attracting all human activities, whether from home or abroad, despite the success that has been achieved on various economic and political levels. , which made these countries a superpower that governs the world, but it has its negative effects that contributed to the expansion of cities as a result of the rapid urban growth that they knew, until it became difficult to dominate and control their activities and supervise the distribution and provision of the necessary services to their residents, which led to the emergence of many underdeveloped areas and below the level that allows human residence there.

The phenomenon of the concentration of economic, commercial, and industrial activities in cities had a significant impact on the imbalance in service functions, and led to a reduction in their efficiency among the residents of city centers and their neighboring regions, which house the lower classes of society, with what this word implies of deprivation, isolation, poverty, homelessness, and suffering, as a result of high rates of density. Overcrowding and its lack of the minimum services, and this situation has helped to transform residential neighborhoods into playgrounds, dens for gangs and brothels, and led to the spread of moral corruption, theft, assault and other social diseases that deepened the roots of the culture of poverty. (Ben Al-Saadi, 2001, p. 39)

The steady population increase leads to an increase in human needs for food resources, housing, utilities, etc..., and the continuity of this increase leads to an increase in the demand for these needs and may lead to the depletion of resources and to the chaotic exploitation of the environment,

when this is done without planning, and the poor are the most likely people to live in substandard environments. (Ben Al-Saadi, 2001, p. 40)

For this reason, many pioneers tend to focus on a number of points, including:

- Reducing the high population density and urban inflation.
- Reducing overcrowding, redistributing the open field.
- Monitoring the unorganized and inconsistent urban sprawl.
- Organization of the site industry and development.
- Reducing pollution rates, dealing with dilapidated and backward housing.
- Not to encourage a further increase in population and industrial establishments in major urban centers.

These propositions led the owners of physical determinism to assert that the physical location pushes individuals to engage in certain types of relationships, and therefore adjusting ecological variables may lead to creating a better environment that achieves the desired goals, and there are many examples that confirm this perception, as is the case in the states The United States of America with regard to what was called the suburbs of gardens, which appeared in parallel with the programs and plans of new cities, where these ideas came as an attempt to treat the problems that the urban environment suffers from in the United States of America, which resulted from unplanned urban growth that produced inconsistent and disproportionate architectural forms with the traditions, values and size of the American family. (Guira, nd, page 81)

3. Examples of Urban Planning and Housing Policies in Industrial Societies:

The population growth rates in industrialized societies are increasing steadily; in parallel with the deterioration of housing standards, the old housing, and its inadequacy in quantity and quality with the requirements of the segments used for it, and thus the housing policies in these communities generally aim to repopulate the underdeveloped areas in new housing with the aim of raising the standard of living of its residents, and eliminating many of the problems that are rooted in their places of residence. Old ones, in addition to restoring, renovating, developing or rehabilitating damaged areas.

3.1 Urban planning and housing policies in France:

One of the first countries in which urban planning appeared scientifically was France, and that was at the beginning of the twentieth century, and it was embodied in a set of legislation that sought to organize the urban field of French cities, which was born with the set of laws issued on March 14, 1919, and on July 19, 1924, where the latter aimed at improving cities, controlling their growth, and controlling their expansion. (Mehrbasha, 2015, p. 15)

In France, the buildings in the city of Paris are more than 100 years old, and the Minister of Building and Construction estimated in 2001 that the city needs 75,000 new homes annually to compensate for the falling homes on one hand and to accommodate the steady increase of families in need of shelter on the other hand. The French program included points next:

- Granting loans to citizens to advance construction.
- Giving a license to private sector companies to build housing units that they rent to citizens at an appropriate rent.

- Monitoring speculations in the sale of buildings.. (Rashwan, 2002, pages 224-225)

Through these measures, the French authority aimed to encourage the supply of housing in its various forms, so that each family finds what suits its ambitions and capabilities, and the state provides aid to more than 75% of the total 300,000 housing that is constructed annually.

As for social housing, this is considered among the basic needs, and thus it enjoys a reduction in the value-added rate, which reached 5.5% a few years ago with regard to modern housing or renovations. Their number is 1200, and these bodies are divided into bodies with moderate rent HLM by 75%, where these bodies are private or public, according to the legal form given to them, as they may be a joint-stock company, a cooperative institution, or a local public institution. The remainder (which represents 25%) is represented by mixed economy companies working in the field of real estate and so on; after establishing the social housing sector in this way over the decades, today it is increasing at a rate of sixty thousand units per year.

In addition to social housing, there is the private housing sector that is rented by its owners on moderate rental terms and for a specific period (at least nine years). A tax is also imposed on vacant housing that its owners left without rent on an optional basis for a period exceeding two years. This procedure has been applied since the year 1999, and was adopted in eight agglomerations comprising 708 communes, the benefits of which amounted to 76.7 million francs until the year 2000 were included in the budget of the National Agency for Housing Renovation (ANAH). The French state also supports, in parallel, social projects to obtain modest ownership units by benefiting from social loans granted to families whose income does not exceed a certain level. (Boudraa, n d, page 247)

3.2 UK urban planning and housing policies:

The United Kingdom developed a system of city planning and land use schemes as a system to achieve a balance between economic development and preservation of the urban environment, and local authorities were responsible for planning cities in Northern Ireland, Scotland and Wales. (Qadeed, 2015, p. 134)

The roots of urban planning and housing policies in the Kingdom go back to before World War I. England introduced urban reforms in the field of housing in the nineteenth century, and the Planning Law issued in 1909 had a great impact on that, as it aimed to regulate land uses in cities. English, followed by much legislation that witnessed a kind of stagnation in the implementation of their projects during the First World War. (Boudraa, n d, page 247)

In 1932, new legislation came to complement its predecessor, and the political authority provided it with all the material capabilities and powers necessary for the local and private government to establish and implement housing projects, as there were a number of committees that looked into issues of urban planning and development control.

After the war, the fears resulting from urban sprawl and environmental pollution increased, so a number of thinkers began to prepare some plans to absorb this crisis and control the unplanned urban growth, and the laws of 1947 and 1969 came to restore consideration for the underdeveloped urban areas that suffered from devastation during the Second World War, and that by granting building licenses, providing loans and financial assistance for construction and restoration operations, and providing basic public utilities and social services, England has achieved, in a short period, important achievements represented in improving the peaceful conditions affected by the war and establishing new places of residence according to sound planning foundations. (Boudraa, n d, page 248)

In addition, a number of laws and reports adopted by the United Kingdom have been issued in order to plan and organize its cities and eliminate housing and housing problems, such as:

- Reith report on new cities.
 - The New Cities Act of 1946.
 - The city and rural planning system of 1947.
 - The city and rural planning system for the year 1990 and beyond.
- (Qadeed, 2015, pp. 135-136)

3.3 Urban Planning and Housing Policies in the USA:

The United States of America began to legislate urban planning and housing policies in 1937, as it established a set of legal regulations aimed at stimulating economic growth through building, construction and urban renewal operations, and the strong push for these legislations was after World War II, as the United States quickly adopted planning and housing policies to treat all manifestations of urban underdevelopment that afflicted residential buildings in their cities due to the rapid urban growth and migration from the countryside, in addition to increasing the growth rate of the urban population themselves, as American cities became suffering from overpopulation that prompted local authorities to think about establishing new cities to relieve the pressure that its ancient cities were suffering from .

The American governments have been credited with uprooting the urban underdevelopment that affected their cities, and they also had a leading role in implementing the largest number of housing projects for underdeveloped areas, and through these projects they sought to achieve a set of important measures, on top of which are:

- Providing financial assistance by banks to treat the poor condition of their underdeveloped regions.

- Establishing low-rent residential floors to be implemented by private contractors.

- Providing loans to farmers and farm owners, and providing all facilities and services that facilitate their means of residence in their rural surroundings, in order to limit their migration towards cities. (Boudraa, n d, pp. 243-244)

Despite these measures, the federal government faced many difficulties during the implementation of its projects. Because it gave priority to the urban aspects over the rest of the social, cultural and economic aspects, and this prompted many groups to reject these programs and not respond to them, including the black group that resided in urban underdeveloped areas and who refused to move to new areas because of their fear of rupturing their social relations and losing warmth the kind dealings that characterize her daily life, as blacks considered that their abandonment of their areas of residence had a social price that could not be compensated for by all the housing advantages that they could enjoy in the event that they responded to the programs directed at them. (Boudraa, n d, page 248)

3.4 Urban Planning and Housing Policies in Russia:

As for Russia or as it was formerly known as the Soviet Union, we do not find in the scientific heritage studies on the subject of urban planning and housing except the model of the city of Moscow. 100,000 collective housing, from studios to four rooms, and these numbers indicate that the Soviet planning and housing policies initially focused on the quantitative aspect more than the qualitative one. And it produced a pattern of housing similar in its architecture in all its cities, but the visions soon changed - especially after the Second World War - when the urban development plan took care of the ecological aspects and the size of the family, its customs, traditions and tastes, and new small and comfortable cities were established and prepared for the enjoyable framework of life. In this context, the Soviet government supervises the regulation of housing issues by imposing restrictions on rents

and subsidizing public housing, and government agencies supervise and implement operations.

Through the foregoing and reflecting on the reality of urban planning for industrial societies, it can be asserted that the housing conditions are similar and that the housing sector faces the same problems regardless of the nature of the regime and state policy. (Dulaimi, 2007, pp. 13-14)

Conclusion:

Urban planning in the industrialized countries has common concepts, unified standards, clear goals, balanced movement and integrated work, starting from the need to reach the result. Then, follow-up and evaluation. Despite this, we cannot ignore the existence of serious problems associated with the emergence of backward housing areas in the cities of industrial societies, which constituted and constitute a great burden on the governments of these countries, because of their negative effects affecting all aspects of life in urban societies.

Thus, the housing problem continues to preoccupy the minds of planners, architects, implementers, and legislators in developing and industrial societies alike, and it is not possible to confront it except with a parallel intellectual movement, through:

- Intensify research, develop legislation, and design urban plans that preserve the balance of cities.
- Orientalizing the future for the development of urban housing.
- Achieving balanced urban development as a strategy to address urban tensions.
- Integration of ecosystems within the horizons of urban planning to ensure the sustainability of cities.

- Unifying international efforts in the field of upgrading cities and urban agglomerations, and adopting unified and effective strategies to address the problems of the city.

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