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## The Economic Role of Housing and Construction Fund towards Inhabitants of Public Housing in Karary Locality”

Mohamed Ali Adam Ishaiger

Department of ....., Faculty of Science & Technology, University of Sudan

Corresponding Email address: .....

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### Abstract

This work aims to study the economic role of Housing and Construction Fund (HCF) towards the Sudan inhabitants in public housing in Karary Locality of Khartoum State, the problem statement will be expressed by raising these questions: To what extent living standard of inhabitants in public housing will be affected in social relations, economic status, educational standard and their health status? How the inhabitants adapt public housing environment? Is living in public housing improves inhabitant’s economic status? To have your own house as property is it a motivation for increasing one’s his national affiliation? The study derived its importance from knowledge of the extent of the social and economic impacts of HCF which will be touched the Sudan inhabitants, social & economic needs and expectation, especially for the inhabitants who were being moved to a different environment which affect a large category of inhabitants and it will move the inhabitants from various environmental fields, cultural, social, economic, educational .... etc., besides gaining special importance for addressing human vital topic anywhere, especially in developing world which is public housing concern. The objectives are the social and economic impacts of Public Housing towards the Sudan inhabitants, in terms of social and cultural relations, with other various communities, and environments and availability of public services as health, education and public transportation, and to highlight the efforts exerted from HCF to avail appropriate housing for the needs of a broad segment of very low to moderate income households.

The hypotheses are the impacts of HCF towards the Sudan Inhabitants in the social, cultural relations, some environmental variances & availability of public services and the HCF is providing inhabitants' stability by creating public housing. The methodology of this work used social methods approach which consists of two components: quantitative and qualitative methods. This study used both quantitative and qualitative methods as mixed methods approach. The conclusion showed the relations of economic status of inhabitants were affected, besides provided stability, choosing suitable location for public housing and rendered essential services such as water and electricity. Based on the conclusion of this work, HCF in Khartoum State is recommended to construct places for entertainment, recreation and establish shopping centers in each residential neighborhood or block in the public housing to contribute to the creation of employment opportunities. Beside other major missing services centers such as health centers.

**Keywords :** Economic-housing in Karary locality, the economic impact of HCF on Sudan citizens, Single-family economic- housing.

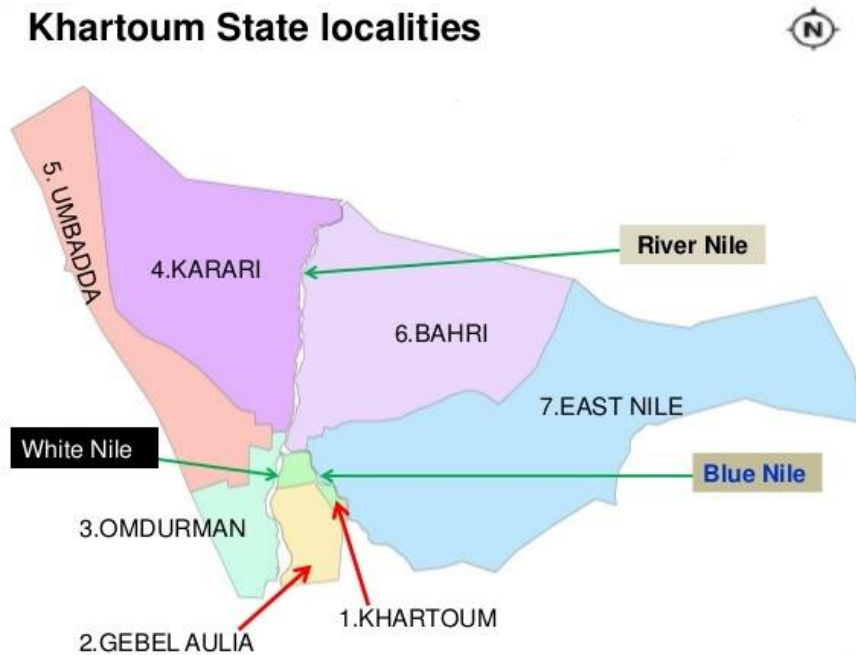
## **Introduction**

Housing has been classified as a universally second most important human need after food. In a literal sense, a house is a place where provides a person with warmness, shelter, security, and its physical nature as the place where the institution of family is patronage, also it reflects a person's identity, living condition, human values, aspirations, future expectations and one's social, economic and cultural identity (Thushara, 2013). The public housing was established to provide decent and safe housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families (JA Stoloff, 2004). Public housing is limited to low-income families and individuals. The establishment of the Housing and Construction Fund in December 2001, but the idea of housing through ready-made housing was in the late fifties, then experiment aimed at providing an appropriate and legitimate for low-income housing has been developed to include all sectors of the society. The ownership of such housing ranging from 3-12 years depending on the income levels of citizens, and within HCF literature, a board range of disciplines and types of housing categories such as public housing package, investment housing package and economic housing package, were made to manage the entitlements for housing and policies (Report of HCF, Khartoum State, 2017). The number of public & economic houses constructed by (HCF) in

Khartoum State is equal to (80) thousands public & economic housing units, and in Karary Locality there is (45) thousands public & economic housing units which are distributed in seventeen blocks (71, 72, 73, 75, North 75, 76, North of 76, 77, North west of 80), 95, 96, 97, 100, 101, 102, 103 & Elfatih City) ([www.karary.gov.sd/page.php?id=3](http://www.karary.gov.sd/page.php?id=3) ).

The Sudan Inhabitants who were being moved to public housing, they were come originally from various states and areas of Sudan, they have settled in Khartoum state, they have various living standards, different environments, climates, education levels, etc..... all these varieties need to be adapted by new housing environment in Khartoum state. So that will affect the social and economic status of the inhabitants either positive or negative impacts, and how they will adapt their new housing environment, and the problem statement will be expressed by raising these questions: To what extent living standard of inhabitants in public housing will be affected in social relations, economic status, educational standard and their health status? How the inhabitants adapt public housing environment? Being far from working place, is that affecting the inhabitants who is living in public housing areas? Is living in public housing improves inhabitant’s economic status? Living in a new public housing is it a chance for inhabitants to participate in economic, political and social issues in their blocks in public housing areas? To have your own house as property is it a motivation for increasing one’s his national affiliation?

This study derived its importance from knowledge of the extent of the economic role of Housing and Construction Fund in Khartoum state which will be touched the Sudan inhabitants’ needs and expectation for economic-housing, especially for the inhabitants who were being moved to a different environment which affect a large category of inhabitants and it will move the inhabitants from various environmental field economic, besides gaining special importance for addressing human vital topic anywhere, especially in developing world which is public housing concern, and the topic of the study constitutes a subject and thematic area or field deserves attention that is through researcher’s knowledge of the society and the area of the study, in addition to that, it is researcher subject of interest as new and contemporary theme can be followed for its importance.



Source: <https://www.google.com> Map of Karary Locality

The objectives are the social and economic impacts of Public Housing towards the Sudan inhabitants, in terms of social and cultural relations, with other various communities, and environments and availability of public services as health, education, public transportation, and to highlight the efforts exerted from HCF to avail appropriate housing for the needs of a broad segment of very low to moderate income households. The hypotheses are the impacts of HCF towards the Sudan Inhabitants in the social, cultural relations, some environmental variances & availability of public services and the HCF is providing inhabitants' stability by creating public housing.

### Materials and Methods

The sample size is (1,367) of the population of the study in Karary Locality which is (45) thousands public & economic housing units which are distributed in seventeen blocks (71, 72, 73, 75, (North 75), 76, (North of 76), 77, (North west of 80), 95, 96, 97, 100, 101, 102, 103 & (Elfatih City). The study uses stratified random sample during the period from 2001 to 2018.

The exploration of the objectives requires a mixed methods approach. The study consists of two components: quantitative and qualitative methods. The study used methods of social study and the

descriptive analysis of collected data, using procedures for field study and defining their components from the areas of public housing represented by Khartoum State inhabitants of Karary locality, and sample is selected randomly. So, some in-depth interviews with about 200 participants of both genders provided the data for the qualitative part of the study

### Result as per questionnaires

Table: 1 question about reason of choosing economic & public housing.

<b>If you are a tenant what is the reason that made you rent in the public housing, note that it is a terminal area?</b>		
<b>Reason</b>	<b>Qty</b>	<b>%</b>
Less rent from the city center	176	48.2
Expansion of the family	64	17.5
Environmentally less air pollution	16	4.4
Calm peripheral areas	39	10.7
Inability to pay the rent in the center	70	19.2
<b>Total</b>	<b>365</b>	<b>100.0</b>
<b>How did you get the current location of housing?</b>		
	<b>Qty</b>	<b>%</b>
purchased public house from someone entitled	174	24.1
Entitlement of public housing	226	31.3
Entitlement of economic housing	322	44.6
<b>Total</b>	<b>722</b>	<b>100.0</b>

**Source:** Field Study

Table: 2 which is better in public services comparing to the previous residence with public housing?

<b>Services rendered</b>	<b>Previous Residence</b>	<b>%</b>	<b>Public Housing</b>	<b>%</b>	<b>Total</b>
Electricity	239	22.5	823	77.5	<b>1062</b>
Water	230	21.7	832	78.3	<b>1062</b>
Public transport	787	74.1	275	25.9	<b>1062</b>
Public Health Centers	902	84.9	160	15.1	<b>1062</b>
No of School versus students	863	81.3	199	18.7	<b>1062</b>
Security & Police	903	85.0	159	15.0	<b>1062</b>

**Source:** Field Study

**Result as per Hypotheses**

Table: 3 (1) Impacts of HCF towards the Sudan Inhabitants in the social, cultural relations, some environmental variances and availability of public services.

Hypothesis	Strongly Agree	Agree	Strongly Disagree	Disagree	Abstain	Total
(A)- The relations of the social population, especially the extended families after settling in the public housing in the remote areas, were affected in terms of continuous communication in the neighborhoods from which they departed due to the distance and difficulty of the transportation	214	528	223	149	21	<b>1135</b>
%	18.9	46.5	19.6	13.1	1.9	100.0
(B)- The relations of the cultural population, especially the family, which came from the old residential neighborhoods and settled in remote areas where cultural clubs and forums were not available which will be cultural interaction, that reduced the social and cultural interaction.	188	509	286	119	33	<b>1135</b>
%	16.6	44.8	25.2	10.5	2.9	100.0
(C) They were influenced by the environmental aspect as they came from environmental conditions different from the region of Karary, where the valleys and streams fall in the autumn, causing some environmental diseases.	258	389	239	177	72	<b>1135</b>
%	22.7	34.3	21.1	15.6	6.3	100.0
(D) It is a mountainous region, with mountains of hot summer weather causing some environmental diseases.	299	330	198	202	106	<b>1135</b>
%	26.3	29.1	17.4	17.8	9.3	100.0
(E) Choosing the location of the housing nearby the markets: such as the Sabreen market, led to the interaction of residents of public housing to benefit from the aspects of marketing services.	430	534	52	36	83	<b>1135</b>
%	37.9	47.0	4.6	3.2	7.3	100.0
(F) Public housing provided stability and essential services such as water and electricity.	572	395	42	82	44	<b>1135</b>
%	50.4	34.8	3.7	7.2	3.9	100.0

Source: Field Study

Table: 4 (2) the HCF is providing inhabitants' stability by creating public housing

Hypothesis	Strongly Agree	Agree	Strongly Disagree	Disagree	Abstain	Total
(A)Building public housing helped stability of the citizens	473	623	10	9	20	<b>1135</b>
%	41.7	54.9	0.9	0.8	1.8	100.0
(B)By connecting water and electricity supply lines.	180	443	63	288	161	<b>1135</b>
%	15.9	39.0	5.6	25.4	14.2	100.0
(C)Providing internal transport lines to local markets.	488	362	56	109	120	<b>1135</b>
%	43.0	31.9	4.9	9.6	10.6	100.0
(D)By providing permanent housing, the citizen saves rental costs	518	489	23	22	83	<b>1135</b>
%	45.6	43.1	2.0	1.9	7.3	100.0

Source: Field study

## Discussion

### Discussing of the questionnaires

In table:1 above, illustrated the rented and owned houses in public housing at Karary Locality , the reasons of renting a house in public housing, the reasons of leaving the old residence to be in public housing and the way of obtaining a house in a public housing, the above result showed that the entitlement of economic housing is the highest percentage, the highest percentage reason for leaving their old residences is “less rent from the city center”, and respondents are sharing property between owners and tenants with slight difference in (A) Health center construction services have not been implemented in all areas of public housing but have been constructed a few and are three centers for all neighborhoods of public housing. (B) The services of building police stations have not been implemented in all the public housing blocks. They have been built a few, and they are five centers for all the neighborhoods of public housing. (C) Basic schools for boys and girls have not been implemented in all areas of public housing. Secondary schools, whether boys or girls, are inadequate . (D) Cleanliness of the environment and rainwater drains, there are no scientific methods to treat them which causes harm to the population during the rain. (E ) The services of public yards and Green Areas were not provided in public housing percentage. With regard to the reason for renting in public housing, 48.2% of the respondents had chosen “Less rent from the city center”, 19.2% of them had chosen “Inability to pay the rent in the center” and 17.5% of them had

chosen “Expansion of the family”, which indicate the major valid reasons reflected in the economic situation in the society. In table: 2 above showed the evaluation of respondents for public services which are reflected in public housing at Karary Locality, compared to their former places of residence, basic services such as: electricity, water, public transport and public health centers, which indicated considerable variation. In comparing the public service between the respondents’ previous residence with the public housing, was shown 77.5% of respondents agreed that the electricity service in public housing is better than their previous residence and 22.5% of them agreed that the electricity service in their previous residence is better than public housing, also for water service 78.3% of them agreed that the water service in public housing is better than in their previous residence and 21.7% of them agreed that the water service in their previous residence is better than public housing, it indicates that these services were directly rendered by Housing and Construction Fund of Khartoum State as a package deal. For public transport in public housing 74.1% of them preferred the transport service in their previous residence than public housing, while 25.9% of them preferred public housing transport, 84.9% of the respondents preferred rendered services of health centers in their previous residences than public housing and 15.1% of them preferred rendered services of health centers in public housing, 81.3% of them agreed that the number of schools versus students are acceptable in their previous residences than in public housing, 18.7% of them agreed that the number of schools versus students are acceptable in public housing than in their previous residences , also 85.1% of them preferred rendered services of security & police services in their previous residences than in public housing. The services other than Electricity & water were shared responsibility between the HCF and the locality of Karray and this is affecting the economic life of public housing inhabitants.

### **Discussing of the Hypotheses**

In table: 3, the hypotheses (1) dealt with the effects of social relations after moving to public housing at Karray Locality, and the social & cultural interactions, the influence of Karray locality environment towards the inhabitants in public housing, the inhabitants beneficiary from the local market, and public housing provided stability and essential services such as water and electricity. By using the Chi-square test has shown statistical significance and the hypotheses were realized for hypothesis(A) is 46.5% of the respondents their answers were agreed and 19.6% of them their answers were strongly disagreed, for hypothesis(B) is 44.8% of the respondents their answers were agreed and 25.2% of them their answers were strongly disagreed, for hypothesis(C) is 34.3% of the respondents their answers were agreed and 21.1 % of them their answers were strongly disagreed,

for hypothesis(D) is 29.1% of the respondents their answers were agreed and 17.4% of them their answers were strongly disagreed for, hypothesis (E) is 47.0% of the respondents their answers were agreed and 4.6 % of them their answers were strongly disagreed, for hypothesis(F) is 50.4% of the respondents their answers were strongly agreed and 7.2 % of them their answers were disagreed. This is indicating that the Housing and construction Fund of Khartoum state has affected on the inhabitants' social and cultural relations, has environmental influence towards them in public housing and in public services as well, according to the above result, it has been achieved.

In table: 4. in Hypothesis (2), is “the HCF is providing inhabitants’ stability by creating public housing” by using the Chi-square test has shown statistical significance and the hypotheses were realized as per table no. (4.969), for hypothesis (A) is 54.9% of the respondents their answers were agreed and 0.8% of them their answers were disagreed, for hypothesis (B) is 39% of the respondents their answers were agreed and 25.4% of them their answers were disagreed, for hypothesis (C) is 43% of the respondents their answers were strongly agreed and 4.9% of them their answers were strongly disagreed, for hypothesis (D) is 45.7% of the respondents their answers were strongly agreed and 1.9% of them their answers were disagreed, by obtaining a permanent lodging with essential utilities such as water and electricity, this lodging is an asset which is a major factor for human stability, and this was proved from respondents answers, and this had been mentioned by (Ismail, 1988, p.5), Since Allah (God) created the human being on earth, he started searching for convenient logging to himself against the natural challenges and various risks which are around him every way. In same time he was continued the search for other human basic needs, he had developed high living standards terms, through old times up to current dates in the contains which are included in the house. Also mentioned by (JA Stoloff, 2004, p. 1-6) that the view of many planners, architects and social workers was that good housing was humane and necessary to the well-being of all people and would greatly improve life chances for slum dwellers. According to the above result, it has been achieved.

## **Conclusion**

This work showed the following results.

- 1- In socio-economic pattern changes the respondents showed 75.8% of them admitted that the changes were made to them which indicated the awareness of respondents with changes made.
- 2- The public Housing Inhabitants indicated the major valid reasons reflected in the economic situation in the society.

- 3- The public Housing Inhabitants indicated in total that the services rendered by HCF in electricity and water are evaluated as excellent service other services are evaluated as week services.
- 4- The obligation of residents repayment of installments is considerably in due time, in answering the degree of commitment for monthly settlement for economic or public housing installment. 74.2% of the respondents are answered by “yes”.
- 5- It is stated clearly from answers of the respondents, a common culture commenced through the interaction between local communities which led to social, cultural and economic solidarity, through certain social activities like; the weddings, funerals and prayers in mosques, although they were come from various states and areas of Sudan.
- 6- by obtaining a permanent lodging with essential utilities such as water and electricity, this lodging is an asset which is a major factor for human stability, and this was proved from respondents answers,

### **Recommendations**

Based on the results of this study, the recommendations were made as following:

- a. It is anticipated that the HCF in Khartoum State to construct a shopping centers in every public housing’s neighborhood or block, to contribute to employment creation and save transportation cost for public housing population.
- b. The HCF in Khartoum State is expected to be a tool for uniting the Sudanese society with the help of the low, middle and moderate-income people in their communities in a suitable housing environment for all parties and services according to the plan drawn up by the HCF for itself.
- c. Public Housing has become more like camps where there are no places for entertainment, recreation and for more social interaction of the population and others. It is recommended that the HCF commits to building such places.

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