

Housing Issue in Algeria: Can AADL Provide a Sustainable Solution? Case Of The Western Region

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Abstract

Faced with the housing issue in Algeria and its heavy social consequences, the authorities have embarked on a profound overhaul of their policies to tackle the crisis that prevailed during the planned management period. Drawing lessons from past failures, they have opted for a diversified and multidimensional approach, mobilizing various support mechanisms. The creation of the National Housing Improvement and Development Agency (AADL) as a public developer marked a crucial turning point in the national housing strategy by introducing a new type of housing acquisition through lease-purchase. However, after the evolution of the AADL 1 and AADL 2 programs, it is legitimate to question whether the agency can effectively contribute to a sustainable resolution of the housing crisis in Algeria

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AADL;
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Housing Policy.

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1. INTRODUCTION

In 2021, Algeria had 10 million housing units, with an average of 4.4 persons per unit (ONS, 2022), highlighting the housing crisis characterized by the scarcity of accommodations and the concentration of 63% of the population in only 4% of the territory, mainly in the Tell region (Ministry of Housing and Town Planning, 2023). This concentration stems from massive rural exodus and the economic attraction of urban areas. The major challenges arise from rural exodus, generating increasing demand for housing, exacerbated by rapid population growth. Public authorities must react promptly and effectively to alleviate pressure on the existing housing stock ((CERIU), 2012).

Algeria's geographical diversity, from Mediterranean zones to Saharan regions, necessitates housing solutions that are tailored to each region. Public policies, involving both public and private housing developers, stimulate the supply of collective housing. Decree No. 91-148 of May 12, 1991, created the AADL, influencing the real estate landscape.

So, is it possible for the AADL, as a public developer, to make a valuable contribution to solving the housing crisis in Algeria?

The approach pursued is as follows: the first axis focuses on housing policy through plans; the second axis concentrates on reforms as an innovative factor for sustainable housing, diversifying programs and relying on various public real estate developers; The third axis addresses the major challenges of the housing sector in Algeria; finally, the fourth axis consists of a comparative analytical study between AADL 1 and AADL 2 on different aspects.

2. HOUSING IN DEVELOPMENT PLANS

Algeria's development plans are designed to improve the economy despite the constraints of austerity. The impact of population growth on progress necessitates the construction of social housing. Precise information and efficient planning are essential for success. Implementation results in significant resources being mobilized, but the initial phase's objectives are still partially achieved.

2.1 Triennial plan 1967-1969: Neglected Housing

Economic development was the focus during the Triennial Plan 1967-1969, with 83% of investments totaling 11 billion dinars, concentrated on sectors like hydrocarbons, steel, petrochemicals, and mechanical industry. Compared to other sectors, housing was neglected and only received 2.62% (286 million dinars) of investment, equivalent to 3.6% of the equipment budget. Despite this marginalization, special programs were initiated to reduce regional disparities and provide support to underprivileged areas. In conclusion, the Triennial Plan displayed a significant preference for economic development, underlining the need for more attention to the housing crisis and population demands (Amrane, 2015).

2.2 First four-year Plan (1970-1973): Budget Allocation

The First Four-Year Plan (1970-1973), oriented towards economic development with a mobilization of 27.740 billion (DZD), allocated 69% to the productive sector (International Bank for Reconstruction and Developm, 1975). Housing only benefited from 4.13%, increasing to 5.4% during the plan. The goal of 100 thousand annual housing units with 15% of the 400 billion (DZD). Materialized to 36 billion (DZD). The urban program aimed for

45 thousand housing units, but only 18 thousand were completed by 1978, costing 1500 million (DZD). The annual pace exceeded 3.2 times the previous period, with 21 thousand rural and urban housing units.

To stabilize rural populations, the plan envisaged 40 thousand rural housing units, but only 24 thousand were completed by 1978, costing 994 million (DZD), involving self-construction and population participation. The Agrarian Revolution initiated in 1971 produced 112 socialist villages with complete facilities to transform agricultural regions.

2.3 Second four-year plan (1974-1977): Key investments in housing

In 1974-1977, the second four-year plan mobilized 110 billion (DZD) as a public investment (AMANI Ismaïl, 2017), with 7.05% dedicated to housing. By completing 60.000 rural housing units and creating 300 villages in the medium term and 2000 villages in the long term, the number of existing municipalities could be quadrupled. Despite difficulties, plan expenditures exceeded those of the previous plan by 120 billion (DZD), 3.3 times its costs. For urban programs, the launch of 100 thousand new housing units was planned, with 90.000 under delivery. The rural component of the plan included the completion of 20.000 rural housing units as part of the modernization and extension of existing villages, as well as the continuation of self-construction programs with 40.000 units. In total, a program of 100.000 rural housing units was envisaged, with 90.000 under delivery. Despite these initiatives, the first three national development plans between 1967 and 1977 did not meet housing needs, with only 173.143 housing units completed out of 218.344 planned (Amrane, 2015).

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Table 1: Housing development plans in Algeria (1967-1980)

Plan	Total Investment (in billion DZD)	Allocation for Housing (%)
(1967-1969)	11	2,62
(1970-1973)	27,74	4,13 - 5,4
(1974-1977)	110,2	7,05

Source: Table developed by author based on:

<https://bu.umc.edu.dz/theses/architecture/AMR4864.pdf>

2.4 Five-year plan (1980-1984): Between ambitious goals and challenging realities

From an economic standpoint, the housing crisis in Algeria can be analyzed quantitatively, where the mismatch between supply and demand, exacerbated by rapid population growth, results in a massive deficit of approximately 800.000 housing units. Despite attempts to address this issue, with a population growth rate of 3.2% per year and a housing stock renewal rate of 2% per year, budget constraints and delays in construction hinder sufficient supply. (Mezrag H, 2015)

This economic crisis also stems from insufficient investments in the sector, linked to limited budgets. Delays in national plans contribute to maintaining supply below the growing needs. Industrialized systems, due to their efficiency and speed, are increasingly sought to address these deficiencies.

In summary, the economic analysis of the housing crisis in Algeria highlights the crucial need for tailored investments, realistic plans, and increased consideration of residents' aspirations to address current shortcomings (Mezrag H, 2015).

3. INNOVATIVE REFORMS FOR SUSTAINABLE HOUSING

Faced with the housing crisis in Algeria, innovative reforms are necessary, including a complete overhaul of housing policy. This entails redefining public actions, reducing gaps between supply and demand, involving communities, diversifying real estate, restructuring buildings, and urban reorganization. This comprehensive approach aims to establish a balance between the economic and social aspects of housing, unleash economic initiatives, involve citizens in financing, and adjust supply according to medium-term solvable demand (Zerrouki & Tabet Aoul, 2015).

Housing financing depended on means other than budget allocations, with reforms aimed at banking. Since 1997, an evolution characterized by the involvement of banks and the establishment of new institutions.

However, the sector has not achieved its objectives. An examination of supply and demand reveals challenges. Housing, addressing a social need and stimulating the economy, fails to meet objectives despite its significant contribution to GDP and employment. The situation requires a thorough analysis of the dynamics at play.

3.1 Diversification of housing assistance programs

The diversity of housing needs in Algeria requires a varied approach. Diversifying housing assistance programs becomes crucial, covering Rent Public Housing (Décret n° 08-142, 2008), Participatory Social Housing (Décret n° 08-141, 2008), Assisted Promotional Housing (Décret n° 01-08, 2001), Public Promotional Housing (Décret exécutif n° 14-203, 2014), and Lease-Purchase Housing (Décret n° 16-24, 2015), with a particular emphasis on the latter.

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The Lease-Purchase formula, managed by AADL, targets those who have never owned fully owned housing or benefited from state aid. On 2001, eligibility criteria was defined by the 01/105 Executive Decree (Décret Exécutif N° 01/105, 2001), include income between 24,000 and 6 times the minimum wage. An initial contribution of 25% is required, followed by payments spread over 25 years. Any default in payment leads to penalties, contract termination after six defaults, with the possibility of eviction.

3.2 Public real estate developers: Key players in housing development

In response to the growing demand for housing in Algeria, the government has initiated a construction policy, relying on various public real estate developers. Each plays a specific role in urban development, uniquely contributing to addressing housing challenges ; among which can be mentioned :

- By the law 64-227 (La loi n° 64-227, 1964) ; The National Savings and Provident Fund (**CNEP**), established in 1964, has evolved from saving collection to active financing of housing programs. Renamed **CNEP-Bank** by the decision of the board of money and credit (Décision du Conseil de la Monnaie et de Crédit n° 01-97, 1997), it offers various credits, including housing loans launched in 2014 (Bank of Algeria, 2015), expanding its scope to infrastructure and construction-related activities since 2005.
- The Office for the Promotion and Management of Real Estate (**OPGI**), established in 1976, addresses housing needs and restructures the real estate sector. Transformed into a public industrial and commercial establishment in 1991 (Décret exécutif n° 91-147, 1991), OPGI, present in each wilaya,

focuses on real estate promotion and management of real estate assets.

- The National Real Estate Promotion Company (**ENPI**), established in 1982 (Décret Exécutif N° 82-344, 1982), under the Ministry of Housing, offers two housing programs: subsidized public promotion and non-subsidized free promotion, targeting different income categories.
- The National Agency for Housing Improvement and Development (**AADL**), established in 1991 as a public industrial and commercial establishment (Décret N° 91-148, 1991). It aims to alleviate the housing crisis by launching social and promotional programs, with formulas AADL 1 (2001-2002) and AADL 2 (2013), governed by several decrees and orders.

4. MAJOR CHALLENGES IN THE HOUSING SECTOR IN ALGERIA: TOWARDS INNOVATIVE SOLUTIONS

The housing sector in Algeria faces multiple challenges, such as cumbersome administrative procedures, inadequate financing, project delays, poor construction quality, and deficient communication. To overcome these obstacles, innovative and multidimensional measures are necessary, including simplification and digitization procedures, diversification of financing sources, improvement of communication and transparency, enhancement of quality control, and promotion of citizen participation.

4.1 Major challenges in the housing sector

The housing sector in Algeria is particularly accentuated by various challenges, including complex administrative procedures, inadequate financing, project delays, poor construction quality,

and deficient communication.

4.1.1 Administrative procedures

Major challenges lie in cumbersome and time-consuming administrative procedures, with waiting times of up to 10 years. The lack of digitization exacerbates the situation, leading to risks of errors and corruption. Excessive bureaucracy, requiring a multitude of difficult-to-obtain documents, discourages applicants. Urgent modernization is needed to make the system more accessible, efficient, and transparent.

4.1.2 Financing

Housing financing in Algeria has significant gaps. Firstly, the annual budget is largely inadequate for the scale of the crisis, thus hindering the ability to meet the growing demand. Moreover, excessive dependence on public financing limits insufficient mobilization of the private sector, resulting in reduced availability of resources and a slowdown in new housing construction.

Another challenge is the lack of innovative financial instruments. Difficult access to mortgage credit for middle-income households restricts their options and excludes them from the market, creating additional barriers. These obstacles underscore the urgency of rethinking and diversifying sources of financing, while developing innovative financial instruments to make housing more accessible and stimulate housing construction in the country.

4.1.3 Project delays

The housing sector in Algeria faces significant delays in project implementation, up to 10 years (as in the case of AADL). These recurring delays exacerbate applicants' frustration and contribute to housing shortages. Ineffective coordination among

stakeholders, including administrations, construction companies, and consulting firms, is a major obstacle. Moreover, problems with material supply, due to shortages and price fluctuations, further complicate the situation. To overcome these challenges, it is imperative to improve coordination among stakeholders and implement more efficient material supply management to ensure rapid and efficient housing construction in Algeria.

4.1.4 Construction quality

The quality of housing in Algeria has significant shortcomings, with finishes, materials, and equipment often below required standards. The lack of rigorous quality control on construction sites promotes defects and the construction of poor-quality housing.

Non-compliance with seismic and environmental standards exacerbates the situation, compromising the safety and comfort of residents, particularly in seismic and environmentally risky areas. To improve housing quality, it is imperative to establish strict control over materials and finishes, while ensuring compliance with safety and environmental standards to guarantee safe and comfortable housing.

4.1.5 Communication

Communication about housing programs in Algeria has significant gaps. Citizens face deficient and opaque information regarding housing allocation criteria and project progress. Dialogue and consultation between authorities and housing applicants are also lacking, depriving them of significant participation in decision-making.

This lack of communication generates tangible frustration and misunderstanding among citizens, who feel ignored and marginalized. To remedy this situation, more transparent

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communication and increased dialogue between authorities and citizens are essential to establish a climate of trust, encourage citizen participation, and promote mutual understanding..

4.2 Innovative measures

In the face of the numerous challenges in the housing sector, the implementation of concrete measures is essential. These ambitious actions aim to transform the current landscape by adopting innovative and multidimensional approaches.

4.2.1 Simplification and digitization of administrative procedures

In order to expedite the process, a 50% reduction in waiting times is envisaged through the digitization procedures, coupled with the establishment of a digital one-stop shop. This approach also aims to enhance transparency and accessibility of information for citizens.

4.2.2 Diversification of funding sources

To meet growing needs, the mobilization of 50% of private sector funding is planned, establishing innovative partnerships and utilizing new financial instruments. Special attention will be given to increasing access to mortgage credit for middle-income households.

4.2.3 Improvement communication and transparency

A dedicated digital platform will be created to inform and engage with citizens. Concurrently, regular dissemination of information on the progress of ongoing programs and projects will be ensured. Furthermore, a feedback system will be established to gather citizens' opinions and suggestions.

4.2.4 Strengthening quality control

The rigorous application of strict building and material standards is at the heart of this approach to ensure that homes meet standards. Careful monitoring of construction sites by independent experts will also be established.

4.2.5 Promotion of citizen participation

For more inclusive management, citizens will be involved in program monitoring and decision-making. Public consultations will be organized to gather their opinions and needs. Mechanisms for citizen participation will be established at the local level.

5. Analytical case

This study aims to analyze the central role of AADL as a major player in the Algerian real estate landscape. The objective is to compare the AADL 1 and AADL 2 programs in depth, exploring all relevant dimensions.

The analysis will also focus on the challenges facing these programs, while considering the future prospects that could shape the dynamic evolution of this key sector.

5.1 Presentation of AADL

Established in 2001, the National Agency for Housing Improvement and Development (**AADL**) is a state-owned industrial and commercial enterprise that presents an innovative lease-purchase (Location – Vente ; L.V) model accessible to the middle class. Focused on the construction of F3 and F4 housing units, it operates under the supervision of the Ministry of Housing as an innovative player in the construction sector. The agency also oversees the development of the land and real estate market, disseminating sectoral information through its action program and

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the National Housing Observatory, created in 1996 (BENYAHIA Mohamed, 2011). AADL has undergone two distinct phases: AADL 1 in 2001 and AADL 2 in 2013.

5.2 Analysis

The economic comparison between the two AADL programs, namely AADL 1 and AADL 2, is conducted through the following aspects, organized sequentially: financial conditions, program choice, payment terms, and government assistance.

5.2.1 Financial conditions

The financial conditions of the AADL 1 and AADL 2 programs present notable differences. Let's take a closer look at the access modalities, costs, and benefits offered to subscribers of each program.

Note:

- F3 refers to a type of housing unit
- F4 refers to a type of housing unit

Table 2: Financial Conditions Comparison

Criterion	AADL 1	AADL 2
Total cost of housing (F3)	2 100 000 (DZD)	2 614 000 (DZD)
Total cost of housing (F4)	2 700 000 (DZD)	3 290 000 (DZD)
Personal contribution	25% (divided into 4 installments)	25% (divided into 4 installments)
Payment terms for the remaining balance	75% staggered over 20 years	75% staggered over 25 years
Monthly installment (F3)	6 500 (DZD)	6 500 (DZD)
Monthly installment (F4)	8 400 (DZD)	8 200 (DZD)
Government assistance	Deducted from total cost	Deducted from total cost

Source: Table developed by the author.

. The examination of the financial modalities of the AADL programs highlights significant disparities, thus providing an informed view of accessibility for prospective subscribers.

AADL 2 presents slightly more expensive housing units than those of AADL 1. Regarding repayment, AADL 2 offers an extended duration of 25 years compared to the 20-year period offered by AADL 1. Despite this difference, the monthly installments remain practically identical for both programs. It is worth noting that these conclusions are based on a comprehensive analysis, and it is recommended to consider local specificities for a more accurate evaluation.

5.2.2 Program Choice

This analysis deciphers the main characteristics of each program, focusing on key aspects such as floor area, government assistance, final price, and access conditions. Its aim is to provide a clear understanding of the differences between the two programs.

Table 3: Program Choice Comparison

Criterion	AADL 1	AADL 2
Living Area (F3)	70 square meters	70 square meters
Living Area (F4)	85 square meters	85 square meters
Frontal Assistance (F3 & F4)	700 000 (DZD)	700 000 (DZD)
Coverage of Tertiary RVN (Roads and Various Networks) (F3 & F4)	100%	72%
Assistance per square meter (F3 & F4)	10 000 (DZD)	5 000 (DZD)
Total Assistance (F3)	1 470 000 (DZD)	1 022 000 (DZD)
Total Assistance (F4)	1 775 000 (DZD)	1 263 000 (DZD)

Source: Table developed by the author

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5.2.3 Payment Terms

Payment terms, a crucial element in property access, vary between AADL 1 and AADL 2 programs, presenting notable differences in down payment schemes, loan duration, final cost, and monthly instalments.

Table 4: Payment Terms Comparison

Criterion	AADL 1	AADL 2
Down payment	Payment in four instalments (10%, 5%, 5%, 5%)	
Loan duration	20 years	25 years
Outstanding balance (F3)	1 575 000 (DZD)	1 961 190 (DZD)
Monthly installment (F3)	6 562,5 (DZD) per month	6 537,3 (DZD) per month
Outstanding balance (F4)	2 025 000 DA	2 467 440 DA
Monthly installment (F4)	8 437,5 (DZD) per month	8 224,8 (DZD) per month

Source: Table developed by the author

The examination of the table highlights significant distinctions in several key aspects, notably in the contribution payment scheme between the AADL 1 and AADL 2 programs, with different percentages to be paid upon subscription, after housing allocation, and upon housing receipt.

For AADL 1, 25% of the total contribution amount is to be paid upon subscription, while 75% is to be paid after housing allocation. As for AADL 2, 20% of the total contribution amount is required upon subscription, 30% after housing allocation, and 50% upon housing receipt.

Regarding the living area, F3-type residences offer an identifiable area of 70 square meters in both programs, as do F4-type residences, which present an equivalent livable area of 85 square meters.

Concerning state aids, uniformity is observed with a fixed upfront aid set at 700,000 (DZD) for both types of residences (F3

and F4) in both programs. However, significant disparities emerge regarding the coverage of tertiary RVN (Roads and Various Networks) costs. AADL 1 fully covers these costs, representing 100%, whereas AADL 2 reduces this coverage to 72%, highlighting a notable difference in the state's financial commitment.

An examination of aid per square meter reveals a significant disparity between the two programs. AADL 1 offers an aid of 10,000 (DZD) per square meter, which is double the aid of 5,000 (DZD) per square meter provided by AADL 2.

Analyzing the total aids, it is noted that for F3-type residences, AADL 1 offers a total aid of 1,470,000 (DZD) compared to 1,022,000 (DZD) for AADL 2, representing a decrease of 30.4%. Similarly, for F4-type residences, the total aids amount to 1,775,000 (DZD) in AADL 1, compared to 1,263,000 (DZD) in AADL 2, representing a decrease of 29.0%.

This comprehensive analysis sheds light on significant differences in cost coverage, providing an informed perspective for prospective subscribers in choosing between AADL 1 and AADL 2, depending on their needs and financial constraints.

5.2.4 Frontal aids

Let's delve into the analysis of frontal aids, crucial elements of housing programs, to understand the specificities that distinguish them.

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Table 5: Frontal Aids Comparison

Criterion	AADL 1	AADL 2
Amount of Aid	Fixed by Type of Residence	Varies Depending on Household Composition
F3	70 000 (DZD)	-
F4	100 000 (DZD)	-
Households without children	-	200 000 (DZD)
Households with 1 or 2 children	-	300 000 (DZD)
Households with 3 or more children	-	400 000 (DZD)

Source: Table developed by the author

Let's carefully analyze the characteristics of financial aids between the AADL 1 and AADL 2 programs, highlighting the major distinctions. AADL 1 offers a fixed aid amount based on the type of residence, whereas AADL 2 is characterized by modifiable assistance based on household composition, thereby providing increased flexibility.

Regarding benefits, by type of residence, AADL 1 emerges as the preferred choice. For F3-type residences, an aid of 70,000 (DZD) is provided, while for F4-type residences, the aid is increased to 100,000 (DZD).

Concerning benefits by household composition, AADL 2 stands out. Households without children receive a substantial aid of 200,000 (DZD), those with 1 or 2 children receive a more advantageous aid of 300,000 (DZD), and households with 3 children or more are offered a significant aid in 400,000 (DZD).

5.2.5 State Aids

The AADL 1 and AADL 2 programs are characterized by distinct state aids. This comparison analyzes the variations in these aids, highlighting their impact on the final cost of residences.

Table 6: State Aids Comparison

Criterion	AADL 1	AADL 2
Coverage tertiary RVN (Roads and Various Networks) Costs	100%	72%
Total aid for an F3 residence	48,6%	36,04%
Total aid for an F4 residence	44,2%	32,01%

Source: Table developed by the author

The analysis of the table reveals that the significant reduction in state aids between AADL 1 and AADL 2 results from the decrease in the coverage of tertiary RVN costs and a less substantial aid per square meter. This reduction has led to an increase in the final prices of AADL residences, impacting F4 residences more heavily than F3.

For subscribers, the decrease in state aids can pose an obstacle to accessing the AADL program, particularly for households with modest incomes.

The increase in construction costs between AADL 1 and AADL 2 can be attributed to various factors such as the rise in material prices and labor costs. Moreover, the reduction in state aids can be interpreted as a desire to better target assistance to the most needy households.

In terms of social impact, the reduction in state aids can have negative consequences by excluding some households from the AADL program.

In conclusion, the notable disparities in state aids between the AADL 1 and AADL 2 programs have led to an increase in the final prices of residences, potentially restricting access to the program for some households.

5.2.6 AADL Programs Comparative analysis

This comparative analysis examines the performance of

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AADL programs, highlighting the significant evolution between AADL 1 and AADL 2 in terms of scope and housing deliveries

Table 7: Comparison of Delivered Housing Units and Number of Sites

	AADL 1	AADL 2	Δ %
Number of sites	21	82	290.48
Number of housing units delivered	6779	72216	963.26

Source: AADL West Region Directorate

In this comparison between AADL categories 1 and 2, a significant growth is evident in both the number of sites and the volume of housing units delivered from AADL 1 to AADL 2.

5.2.7 AADL Sites Expansion

AADL 1 extended across 21 sites, delivering 6,779 housing units. In contrast, AADL 2 significantly surpassed these figures, covering 82 sites and delivering an impressive total of 72,216 housing units, representing a 290.48% increase in the number of sites. This augmentation suggests a substantial expansion in geographical scope or the number of real estate projects associated with AADL 2 compared to AADL 1.

5.2.8 Delivered Housing Units Growth

The number of housing units delivered also saw a significant increase, rising from 6,779 units for AADL 1 to 72,216 units for AADL 2, marking a 963.26% increase. This remarkable growth in the volume of housing units delivered implies a considerable expansion in production capacity or the completion of ongoing projects between the two categories.

5.2.9 Explanatory Factors

Several factors may account for this remarkable magnitude.

Firstly, the subsequent launch of AADL 2 provided it with additional time to successfully execute its construction initiatives. Additionally, AADL 2 benefited from more substantial funding than AADL 1, enabling it to undertake a greater number of projects. Furthermore, the enhanced operational efficiency of AADL 2 in housing construction also played a decisive role in this disparity.

Overall, AADL 2 distinguishes itself by its significantly larger scale compared to its predecessor, both in terms of the number of sites and housing units delivered.

5.2.10 Delivered Housing Units Figures Analysis

The comparative analysis of the number of housing units delivered by AADL programs 1 and 2 sheds light on significant differences in their scope and efficiency, providing insightful glimpses into the evolution and impact of these residential initiatives.

Table 8: Comparison of AADL housing deliveries: F3 & F4

	F3	F4
AADL 1	3371	3408
AADL 2	36154	36062

Source: *AADL West Region Directorate*

The F3 housing units experienced a significant increase in the AADL 2 program compared to AADL 1. Indeed, AADL 2 saw a 10.7-fold increase in the number of F3 housing units delivered compared to AADL 1, which equates to a difference of 32,783 units. Similarly, F4 housing units also saw significant growth under AADL 2, with a 10.5-fold increase compared to AADL 1, resulting in a difference of 32,654 units. By combining both categories, AADL 2 delivered 10.7 times more housing units than

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AADL 1, representing a total difference of 65,437 units.

This remarkable difference between the two programs can be attributed to various factors. Firstly, the temporal gap between the two programs played a crucial role. The later start of AADL 2 allowed it to benefit from a longer construction period, leading to a substantially higher number of units delivered. Secondly, differences in funding between AADL 1 and AADL 2 could also explain this disparity. It is likely that AADL 2 had access to superior financial resources, which facilitated the realization of a greater number of units. Finally, operational efficiency and the implementation of more efficient construction processes by AADL 2 may have also contributed to this increased performance.

In conclusion, it is undeniable that AADL 2 has surpassed AADL 1 in terms of housing deliveries, both for F3 and F4 units. However, for a more comprehensive understanding of this situation, it is important to note that this analysis is based solely on housing delivery data and does not take into account units under construction or planned. Further research is therefore necessary to obtain a more complete picture of the entire AADL program.

6. CONCLUSION

AADL 2 faces specific challenges that may compromise the achievement of its objectives.

Firstly, the higher cost of residences compared to AADL 1 restricts access to certain households, especially those with more modest incomes. This increase in costs may inadvertently exclude a portion of the population that would have benefited from affordable housing.

Furthermore, the reduction in state aids under AADL 2 poses

another major challenge. These smaller subsidies can be a barrier for low-income families, depriving them of crucial assistance to access homeownership.

Additionally, the complexity of administrative procedures related to AADL 2 slows down the progress of housing projects. This complexity can not only delay the realization of construction plans but also discourage potential subscribers who might be deterred by cumbersome administrative processes.

In summary, the high cost, reduction in state aids, and complex administrative procedures represent significant barriers to the achievement of AADL 2's objectives. To ensure the success of the program and meet the housing needs of the population, it is essential to find effective solutions to overcome these obstacles and ensure equitable access to affordable housing.

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