

Measuring Rental Housing Affordability of Middle-Income Group in Dhaka City

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Abstract

Providing housing for Dhaka City dwellers is very significant for ensuring sustainable urban development as it is one of the largest growing mega cities in the world. High growth of population in Dhaka city is creating extra pressure on land and making an adverse impact on house rent. The high rental price of housing in Dhaka city makes it impossible for the people, especially middle income group to afford housing. An attempt has made in this research to analyze the existing housing affordability of the middle income group of people in Dhaka city. In this endeavor, a conventional method, the "Rent to Income Ratio Approach Method" is employed to measure affordability and as well as determine the severity of the problem. It reveals that the rent paid for housing varies with income and expenditure of the tenants in different locations. The research observes that access of the middle income group people to housing is constrained by high house rent compared to their income. The paper on the basis of this observation concludes that some measures should be taken to make the housing affordable for middle income group so that they can live in Dhaka city with standard living condition.

Introduction

Housing is a physical commodity, which includes other than dwellings, various utility facilities and services such as water supply, electricity, sanitation and access provision. By housing it is meant not only a mere form of shelter but also it includes those qualities of comfort, convenience and amenities, which are essential for emotional and social well being of families (Hasan, 2002). According to World Health Organization (WHO), housing is an enclosed environment in which man finds protection and feels safe and secured from hostile forces and can function with increased comfort and satisfaction as regards to privacy to the individual and his family. The environment must include all necessity, services, facilities, equipments and devices needed for physical and social well being of the family or the individual (Sarma and Mallick, 2005). But, housing affordability means the ability to afford housing. Affordability is the one indicator of housing adequacy which is a human right. Housing is one of the basic needs after food and clothing. It provides shelter, safety and a sense of belongingness to the owner. A commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. When the monthly carrying costs of a home exceed 30 – 35% of household income, then the housing is considered unaffordable for that household (Wikipedia, 2010). The middle class is the broad group of people in contemporary society who fall socio-economically between the working class and upper class. The classifications of income group people in Bangladesh are mainly three types such as higher, middle and lower income group. The sub groups are defined as low-income TK 5,000 or less, lower middle-income TK 5,000 – 10,000, middle middle income TK 10, 000 – 25, 000, upper middle-income TK 25, 000 – 50, 000 and

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high-income TK 50, 000 or more. In Bangladesh 50% people are middle income group people (Islam, 2004). Housing affordability of middle income group is decreasing day-by-day in Dhaka City. Affordable housing is very necessary for the planned growth of a city. Otherwise, informal housing will increase and destroy the formal growth of a city. If the affordability of the middle income group people can't ensure than in future the eviction of this group from the study area can't stop. The provision of affordable housing is must for all kind of people in a planned city. Measuring affordability is very much ignored by both public and private sector. For that measuring housing affordability is very essential. Without knowing correct affordability scenario, the further steps cannot be taken to solve the problem.

Background of the Study

Dhaka is the capital of Bangladesh and it is one of the most densely populated cities in the world. The population of the city is increasing day by day. From a small city of only 336 thousand populations in 1951, it is now a mega city of over 10 million people- more than thirty times increases in just fifty (50) years time (Islam, 2004). The average annual growth rate of Dhaka City's population during the last three decades has been over 7%, thus doubling the population in every decade (Islam, 2004). The ever-increasing population is creating an increasing demand for shelter. But being a government of the developing country, it is almost impossible on the part of the government to ensure housing for all. As public sector is failed to ensure their right, people have taken their own initiatives to ensure their fundamental need for shelter. But individual housing cost is very high. For that reason housing rent is also increasing. The urban population increased rapidly from 2.64 million to 22.45 million between 1961 and 1991. By 2005, it is anticipated this number will rise to 46.4 million and by 2015 to 64.9 million. In 1974, only 7.86 % of total national population lived in urban areas when the country started as an independent state. This reached 15.08% within less than a decade. In 1991, the urban population was 20.15% and it is anticipated that it will reach 36.78% by 2015 (ADB, 1999). The housing shortage is estimated in 1991 to be about 3.10 million units, composed of 2.15 million in rural areas and 0.95 million units in urban areas. The annual population growth rate of the city is 4.34% and the household size is 4.8 (BBS, 2001). So, it is generating the demand for 50, 000 new houses annually. But the average rate of production is only 20, 000 units per year (Seraj and Arefin, 2003). There is no magical solution to the present or future housing problem of Dhaka City. Nevertheless, in the light of the prevailing high growth rate in population as well as increasing housing rent in Dhaka city, it can be easily argued that measuring affordability should be encouraged for make Dhaka City affordable for middle class people in the coming years.

Objective and Methodology of the Study

The objective of the study is to measure the affordability of housing through application of rent to income ratio method. Both primary and secondary data are used to conduct this study. Personal interview questionnaire is designed to collect information on socio economic information and mainly income expenditure information of selected household. Information is also collected on housing rent, other expenditure, about their priority of expenses to analysis the situation properly. In this study, a household is chosen as a sampling unit. Sample of 120 households are taken from four Thanas of Dhaka city (such as Uttara, Lalbagh, Badda and Mirpur) and each area contains 30 household, for collecting primary data. The sample area for the study has been selected on the basis of middle income housing. In this study, the purposive sampling technique is used. Although the sample is quite small but it is itself a representative.

Measuring Housing Affordability

Middle income group is selected for measuring the housing affordability in the study area. According to income of the people, Rent to Income Ratio method is used for analyzing the overall

affordability of the selected area. The Rent to Income Ratio method is the most common method of measuring affordability, the “percent of income” or “housing-cost-to-income ratio” approach involves comparing a household’s monthly housing costs (including utilities) to their pretax income to see if the ratio surpasses a threshold level. This threshold currently stands at 30 percent for the purposes of most federal housing programs, meaning that in order to be affordable, housing costs and utilities must not consume more than 30 percent of a household’s monthly income. When housing expenditures consume more than 50 percent of income, households are considered to have a “severe” cost burden. Many policymakers favor this approach, which has been built into household rent contribution calculations for many housing assistance programs because of its simplicity: Calculating affordability is straightforward and uses readily available data (Cohen R. Wardrip K. and Williams L., 2010).

Affordability of Upper Middle-Income Group of Uttara Thana

In Uttara thana, about 50% respondents of upper middle income group can afford their housing, but another 50% respondents live in unaffordable level because they spend more than 30% of their household income for housing and the range for measuring unaffordability is between 30% to 50% of their monthly income paying for housing. In the study area, no households pay more than 50% of monthly income to meet their housing demand (Field Survey, 2011).

Table 1: Affordability measurement of upper middle income group of Uttara Thana

Affordability	Percentage
Affordable	50%
Unaffordable	50%
Severely unaffordable	0%
Total	100%

Source: Field survey, 2011

Affordability of Middle Middle-Income Group of Uttara Thana

Household live in severe unaffordable level in the study area is zero. That means 10% household of middle middle income in Uttara (income from 18001 – 30000) spends less than 30% of their households monthly income for housing and they live affordable housing. Another 90% of respondents spend 30% to 50% of their monthly income and live in unaffordable housing. In the study area, no households spend more than 50% of monthly income for housing (Field survey, 2011).

Table 2: Affordability measurement of middle middle income group of Uttara Thana

Affordability	Percentage
Affordable	10%
Unaffordable	90%
Severely unaffordable	0%
Total	100%

Source: Field survey 2011

Affordability of Lower Middle-Income Group of Uttara Thana

Among the respondents, no household live in affordable level and near about 60% household live in unaffordable level. Household live in severe unaffordable is forty percent. That means no

household of lower middle income in Uttara (income from 80001 – 18000) spends less than 30% of their household monthly income for housing. The majority household (about 60%) spends 30% to 50% of their monthly income and lives in unaffordable housing. About 40% of households are in severe unaffordable situation because of spending more than 50% of their monthly income (Field survey, 2011).

Table 3: Affordability measurement of lower middle income group of Uttara Thana

Affordability	Percentage
Affordable	0%
Unaffordable	60%
Severely unaffordable	40%
Total	100%

Source: Field survey 2011

Affordability of Overall Uttara Thana

In Uttara, about 20% of households live in affordable housing. The numbers of unaffordable and severe unaffordable households are 67% and 13.33% respectively. In the study area, the people who lives in severe unaffordable housing basically represents lower middle income group. Among 66.67% of unaffordable housing, 20% is lower middle income, 30% is middle middle income and rest 16.67% is upper middle income people. Only 20% live in affordable in which 3.33% is middle middle income and 16.67% is upper middle income. No lower middle income affordable housing is found in the study area (Field survey, 2011).

Table 4: Affordability of overall Uttara

Affordability Income level	Affordable (%)	Unaffordable (%)	Severe unaffordable (%)
Lower middle	0%	20%	13.33%
Middle middle	3.33%	30%	0%
Upper middle	16.67%	16.67%	0%
Total	20%	66.67%	13.33%

Source: Field survey 2011

Affordability of Upper Middle-Income Group of Mirpur Thana

About 62.5% household live in affordable level and 37.5% household live in unaffordable level. Household live in severe unaffordable level is zero. That means 62.5% household of upper middle income group (income from 30001 – 54000) spends less than 30% of their household monthly income for housing and they live affordable housing. Another 37.5% spend 30% to 50% of their monthly income and live in unaffordable housing. No household spend more than 50% of monthly income (Field survey, 2011).

Table 5: Affordability measurement of upper middle income group of Mirpur Thana

Affordability	Percentage
Affordable	62.5%
Unaffordable	37.5%
Severely unaffordable	0%
Total	100%

Source: Field survey 2011

Affordability of Middle Middle-Income Group of Mirpur Thana

In the study area, household live in severe unaffordable level is zero. The rate of affordable and unaffordable housing is 36.36% and 63.64% respectively. The income range from 18001-30000 Tk. is defined as middle middle income group that represents near about 37% who spends less than 30% of their household monthly income for housing and they live affordable housing. Another 63.64% of households spend 30% to 50% of their monthly income and live in unaffordable housing. No household spend more than 50% of monthly income (Field survey, 2011).

Table 6: Affordability measurement of middle middle income group of Mirpur Thana

Affordability	Percentage
Affordable	36.36%
Unaffordable	63.64%
Severely unaffordable	0%
Total	100%

Source: Field survey 2011

Affordability of Lower Middle-Income Group of Mirpur Thana

In the study area, no household live in affordable level and the majority households that represents about 90.90% live in unaffordable level. Household live in severe unaffordable is 9.10% and spend more than 50% of their monthly income to meet housing demand (Field survey, 2011).

Table 7: Affordability measurement of lower middle income group of Mirpur Thana

Affordability	Percentage
Affordable	0%
Unaffordable	90.90%
Severely unaffordable	9.10%
Total	100%

Source: Field survey 2011

Affordability of Overall Mirpur Thana

In Mirpur, only 30% of households live in affordable housing and 66.67% households live in unaffordable housing. The households which are identified as severe unaffordable represents 3.33% of total household in the study area (Field survey, 2011).

Table 8: Affordability of overall Mirpur Thana

Affordability Income level	Affordable (%)	Unaffordable (%)	Severe unaffordable (%)
Lower middle	0%	33.33%	3.33%
Middle middle	13.33%	23.33%	0%
Upper middle	16.67%	10%	0%
Total	30%	66.67%	3.33%

Source: Field survey 2011

Affordability of Upper Middle-Income Group of Lalbagh Thana

About 40% of households live in affordable housing and 60% of households live in unaffordable housing in Lalbagh thana. In the area, household live in severe unaffordable housing is zero. The upper middle income group (income from 30001 – 54000) spends less than 30% of their household monthly income for housing and they live affordable housing. No household spend more than 50% of their monthly income. Analysis represent majority households live in unaffordable housing in the study area (Field survey, 2011).

Table 3.9: Affordability measurement of upper middle income group of Lalbagh Thana

Affordability	Percentage
Affordable	40%
Unaffordable	60%
Severely unaffordable	0
Total	100%

Source: Field survey 2011

Affordability of Middle Middle-Income Group of Lalbagh Thana

Household live in severe unaffordable housing is zero in the study area. In the area, about 70% of households spend 30% to 50% of their monthly income and live in unaffordable housing (Field survey, 2011).

Table 10: Affordability measurement of middle middle income group of Lalbagh Thana

Affordability	Percentage
Affordable	30%
Unaffordable	70%
Severely unaffordable	0%
Total	100%

Source: Field survey 2011

Affordability of lower Middle-Income Group of Lalbagh Thana

In Lalbagh thana, only 10% household of lower middle income group (income from 80001 – 18000) spends less than 30% of their household monthly income for housing. Another 90% (majority) spend 30% to 50% of their monthly income and live in unaffordable housing (Field survey, 2011).

Table 11: Affordability measurement of lower middle income group of Lalbagh Thana

Affordability	Percentage
Affordable	10%
Unaffordable	90%
Severely unaffordable	0%
Total	100%

Source: Field survey 2011

Affordability of Overall Lalbagh Thana

Among the total households, only 26.67% households can achieve affordable housing and the majority percentage (73.33%) lives in unaffordable condition. In the study area, there is no household live in severe unaffordable housing (Field survey, 2011).

Table 12: Affordability of overall Lalbagh Thana

Affordability Income level	Affordable (%)	Unaffordable (%)	Severe unaffordable (%)
Lower middle	13.33%	20%	0%
Middle middle	10%	23.33%	0%
Upper middle	3.33%	30%	0%
Total	26.67%	73.33%	0%

Source: Field survey 2011

Affordability of Upper Middle-Income Group of Badda Thana

In Badda, the percentage of household for affordable housing of upper middle income group is only 40%. The household for unaffordable housing is 60% and in the area, it is found that there is no household in severe unaffordable situation (Field survey, 2011).

Table 13: Affordability measurement of upper middle income group of Badda Thana

Affordability	Percentage
Affordable	40%
Unaffordable	60%
Severely unaffordable	0
Total	100%

Source: Field survey 2011

Affordability of Middle Middle-Income Group of Badda Thana

About 10% household of middle middle income group (income from 18001 – 30000) spends less than 30% of their household monthly income for housing in Badda and they live affordable housing. Only 30% of households spend more than 50% of monthly income for housing (Field survey, 2011).

Table 14: Affordability measurement of middle middle income group of Badda Thana

Affordability	Percentage
Affordable	10%
Unaffordable	60%
Severely unaffordable	30%
Total	100%

Source: Field survey 2011

Affordability of Lower Middle-Income Group of Badda Thana

In the area, household live in severe unaffordable is about 20%. The majority household in this area spends 30% to 50% of their monthly income and lives in unaffordable housing. Only 20% households spend more than 50% of their monthly income (Field survey, 2011).

Table 15: Affordability measurement of lower middle income group of Badda Thana

Affordability	Percentage
Affordable	10%
Unaffordable	70%
Severe unaffordable	20%
Total	100%

Source: Field survey 2011

Affordability of Overall Badda Thana

In Badda, households live in affordable housing represent 20% of total households. In this area, about 63.33% and 16.67% households live in unaffordable and severe unaffordable housing situation respectively (Field survey, 2011).

Table 16: Affordability of overall Badda Thana

Affordability Income level	Affordable (%)	Unaffordable (%)	Severe unaffordable (%)
Lower middle	13.33%	20%	0%
Middle middle	3.33%	20%	10%
Upper middle	3.33%	23.33%	6.67%
Total	20%	63.33%	16.67%

Source: Field survey 2011

Affordability of Lower Middle-Income Group of Dhaka City

In Dhaka City, only 4.88% household can afford their housing whereas almost 78.05% households live in unaffordable housing. The households who live in severe unaffordable condition are about 17.07% of total households. The problem of housing is extreme for lower middle income group people in the study area.

Table 17: Affordability of lower middle income group of Dhaka city

Affordability level	Percentage	Cumulative percentage
Affordable	4.88%	4.88%
Unaffordable	78.05%	82.93%
Severely unaffordable	17.07%	100%
Total	100%	

Source: Field survey 2011

Affordability of Middle Middle-Income Group of Dhaka City

The households who live in affordable and unaffordable situation are 21.95% and 70.73% of total households respectively. In the study area, households live in severe unaffordable condition of housing represents only 7.32%. In the analysis, it is found that majority of middle middle income group people live under unaffordable housing and the problem is noticeable here.

Table 18: Affordability of middle middle income group of Dhaka city

Affordability level	Percentage	Cumulative percentage
Affordable	21.95%	21.95%
Unaffordable	70.73%	92.68%
Severely unaffordable	7.32%	100%
Total	100%	

Source: Field survey 2011

Affordability of Upper Middle-Income Group of Dhaka City

In the study area, upper middle income group can afford good housing and that represents about 47.37% whereas more than half of the total households live under unaffordable condition of housing. No upper middle income group live in severe unaffordable condition of housing of Dhaka city. The problem of affordable housing is present but not so acute for upper middle income group people.

Table 19: Affordability of upper middle income group of Dhaka city

Affordability level	Percentage	Cumulative percentage
Affordable	47.37%	47.37%
Unaffordable	52.63%	100%
Severely unaffordable	0%	100%
Total	100%	

Source: Field survey, 2011

Affordability of Middle-Income Group of Dhaka City Based on Affordability Level

According to affordability level, about 24.20% of middle income group can meet the expense of affordable housing in respect of their family income but most of the households cannot pay for affordable housing. In the study area, the people also live in severe unaffordable condition which represents 8.30% of whole.

Table 20: Percentage of affordability level.

Affordability level	Frequency	Percentage	Cumulative percentage
Affordable	29	24.2	24.2
Unaffordable	81	67.5	91.7
Severely unaffordable	10	8.3	100
Total	120	100	-

Source: Field survey, 2011

Affordability Level of Middle-Income Group of Dhaka City Based on Middle-Income Classification

About 24.17% households live in affordable housing of Dhaka city, among them 1.67% is lower middle income households, 7.50% is middle middle income households and 15% is upper middle income group households. In the study area, lower middle income group people of Dhaka city suffer the housing problem most. The affordability of middle income group according to middle income classification is given in Table 21.

Table 21: Affordability of middle income according to middle income classification

Affordability Income level	Affordable		Unaffordable		Severe unaffordable		Total no of HH
	Freq.	%	Freq.	%	Freq.	%	
Lower middle	2	1.67%	32	26.67%	7	5.83%	41
Middle middle	9	7.50%	29	24.17%	3	2.50%	41
Upper middle	18	15%	20	16.67%	0	0%	38
Total	29	24.17%	81	67.50%	10	8.33%	120 (100%)

Source: Field survey 2011

Affordability Level of Middle-Income Group of Dhaka City Based on Area

In Badda, the majority households live in unaffordable housing. For this analysis, 120 households are investigated of which only six live in affordable and five households live in severe unaffordable housing. In Uttara, twenty households live in unaffordable housing which is a very significant number of total households. Another six households live in affordable and four live in severe unaffordable housing. The majority households also live in unaffordable housing in Mirpur whereas nine households live in affordable housing and one live in unaffordable housing. In Lalbagh, housing condition is little better than other three area. In the area, Eight households lives in affordable housing and no households live in severe unaffordable condition. It is observed that the housing scenario is almost same in each and every part of Dhaka city. Most of the households live in unaffordable housing of Dhaka city.

Table 22: Affordability level according to area

Name of area	Affordability level		
	Affordable	Unaffordable	Severe unaffordable
Badda	6	19	5
Uttara	6	20	4
Mirpur	9	20	1
Lalbagh	8	22	-

Source: Field survey, 2011

Affordability Level of Middle-Income Group of Dhaka City Based on Percentage of Housing Expense

About 24.2% households spend 0 – 30% of their budget in housing which is affordable for any household. Households spend 31 – 40% of their total budget represents 50.8% of the whole. A significant number of households (16.70%) pay for 41- 50% of their monthly budget in housing expense to meet their housing demand. In the study area, only 8.30% can pay for housing about 51-60% of their monthly income. A huge percentage of middle income people spend a significant amount of their monthly income for housing which is totally unaffordable for such income group people.

Table 23: Percentage of housing expense according to their monthly income

Percentage of respondent's expense	Affordability percentage		
	Frequency	Percentage	Cumulative percentage
0-30	29	24.2	24.2
31-40	61	50.8	75
41-50	20	16.7	91.7
51-60	10	8.3	100
Total	120	100	-

Source: Field survey, 2011

Affordability Level of Middle-Income Group of Dhaka City Based on Different Area and Middle-Income Classification

Among 120 households, twenty nine households can afford good housing, eighty one households live in unaffordable housing and ten households live in severe unaffordable housing. It shows that, a huge number of middle income people live in unaffordable housing of Dhaka city. The cross tabulation analysis according to income classification of middle income group people is given in Table 24.

Table 24: Affordability level of middle income group of Dhaka city according to different area and middle income classification

Affordability level	Name of area	Monthly income			Total
		8001-18000	18000-30000	30001-54000	
Affordable	Badda	1	1	4	6
	Uttara	0	1	5	6
	Mirpur	0	4	5	9
	Lalbagh	1	3	4	8
Unaffordable	Badda	7	6	6	19
	Uttara	6	9	5	20
	Mirpur	10	7	3	20
	Lalbagh	9	7	6	22
Severely Unaffordable	Badda	2	3	-	5
	Uttara	4	0	-	4
	Mirpur	1	0	-	1

Source: Field survey, 2011

Findings of the Study

In Uttara, housing is comparatively affordable for upper middle income than lower middle income. Majority of lower middle income household (90.90%) live in unaffordable condition and rest (9.10%) live in severe unaffordable condition in Mirpur. But in Lalbagh, only 10% of lower middle income group people live in affordable housing and rest 90% live unaffordable housing. Overall 26.67% household live in affordable housing of Lalbagh and 73.33% live in unaffordable housing. In Badda, the middle middle income group live in unaffordable situation and the condition are more critical for lower middle income group people. Only 4.88% lower income households live in affordable housing in Dhaka City. The unaffordable and severe unaffordable housing are 78.05% and 17.07% of total households. In Dhaka City, housing is more affordable for upper middle income group. More than 50% middle income group people of Dhaka city pay from 31-40% house rent of their monthly income which is unaffordable for every individual household.

Recommendations of the Study

Housing is important, because it provides privacy and security as well as protection against physical elements. Good housing improves the health and productivity of the occupants and there by contributes to their wellbeing and to broader economic and social development. Housing is also a good investment and house owners often use their property to save. Housing is an important asset for its owner; it can generate income through income based activities, and it can serve as collateral for loans. Under the Ministry of Housing and Public Works, RAJUK, Public Works

Department (PWD) and NHA are involved in providing housing for civil servants as well as for the general public. However, the contribution of public sector is not very significant. Housing provision by the public sector was first initiated only for the upper class government employees. Thus middle income class is neglected always. But housing problem is acute for middle income class of Dhaka city. So government should notice that with importance. Some recommendations for affordable housing are discussed in the following section.

Government's Role

There are some projects for middle income class people in Dhaka city's government employee. But this amount is very small and projects success rate is very low. In most cases corruption is high and actual beneficiary group don't get the access. Government must ensure the access of target group for the individual project for ensuring affordable housing. Government can also take some steps to solve the affordable housing problem of middle income group people.

Application of Existing Law

To make the housing affordable for Dhaka city's middle income people, it is necessary to minimize high rent. Application of House Rent Control Act, 1991 and monitoring is needed for affordable housing. There are no such kind of strong law for rent control and reserve the right of tenure. Such type of law is necessary for control the land lords.

Minimizing Housing Cost by Giving Subsidy

Overall housing cost must be minimizing with the direct cooperation of government. Minimizing housing unit cost, control over land price and control over the market of construction materials price is also important. Housing finance for middle income people must be ensuring with government and private both sector by giving subsidy. Some special services for tenure can also introduce to solve the housing problem.

Public Private Partnership for Housing

Private public partnership or only private sector can also introduce some strategy for insuring middle income group people access for housing in Dhaka city. They can build some special apartment building for middle income group people only and introduce some cheaper offer within their affordability level. Government and private partnership can work well to solve the housing problem.

Minimizing Corruption and Introducing Strong Monitoring System

Application of existing laws must have to ensure. Monitoring for building any construction or any housing unit must be ensuring thought land lord can't change planning of construction. Because sometimes it is seen that land lord change the planning and make it more haphazard for getting more rent. Zoning according to master plan have to ensure. Middle income people mainly live in unplanned and uncontrolled zoning area which is comparatively cheaper than the rest of Dhaka city.

Introducing Special Housing for Employees

Every job sector must have to provide housing for their employees. So the housing can affordable for all. Some industries have such type of special housing but it is not sufficient. This have to be broader and for all job sector.

Decentralization of Main Offices

Decentralization of all main branches of Government offices and private offices from Dhaka City can be also a solution for housing problem. Many middle income people live in Dhaka City for job

purpose. If good job can ensure outside Dhaka City than the pressure upon Dhaka City can lessen and rest of middle income peoples housing can ensure.

Localizing Educational Institution

Every educational institute must be neighborhood basis. Thus no one have to sacrifice housing for educational institute. In Dhaka it is highly seen that majority middle income people live in a particular place for education purpose. If all the institutes maintain zoning and upgrade their education system than no one sift their housing forcedly and live in unaffordable condition for good education purpose.

Special Projects for Middle-Income Group

Special care should be taken for the “Shelter Poverty” of Dhaka city. A concrete policy and necessary subsidy for the specific group people should be provided. Thus, affordable housing for middle income group people can be ensured.

Conclusion

Affordable housing for middle income people for a city is very important. The middle income people of Dhaka City live in an unaffordable housing condition probably making compromises in other essential expenses. There are no successful housing projects for middle income people in Dhaka city to improve their affordability. Rather, this non-affordability of the middle income people could be a pertinent case for negative impacts on other aspects of their lives, such as health, education, recreation and workability. It is understood there is no straight forward solution to the complex housing situation in a mega city like Dhaka, there is however a serious lack of efforts in this sector. Policies and strategies in housing should therefore be directed toward middle and lower income group of people as they comprise the major work force in the city’s economic sector. This will in one hand, help improve their affordability in housing and on the other, overall condition of livability in the city will also be improved. An inclusive policy will have more beneficial sustainable impact in the overall housing condition. Such policies need to be supported by in-depth researches on the nature of housing market and scope and ways of public interventions into the situation.

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