A CASE STUDY OF SLUM UPGRADING IN JEDDAH, SAUDI ARABIA

دراسة حالة لترقية الأحياء العشوائية في جدة، المملكة العربية السعودية

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ABSTRACT

As the world population grows, more and more people move to cities in search of a better life during the second half of the twentieth century, has generated social, demographic, and economic shifts. Rapid growth in Arab cities has resulted in unplanned settlements appearing around these cities' historical centers. Over the last sixty years, informal settlements and slums have developed throughout Jeddah, Saudi Arabia's second largest city (population 4 million). Since 2006, the Saudi government has taken steps to upgrade these settlements. This thesis will draw on data gathered through surveys and observations to evaluate the slum problems in Jeddah, particularly in the city's oldest neighborhoods, Al Hindawiah and Al Ruwais. This evaluation will determine how slum upgrading works, whether and how the Al Ruwais neighborhood may have improved from these changes, and the role of the Saudi government and the Jeddah municipal government in developing these neighborhoods. My research provided a more thorough understanding of slum upgrading and its associated problems, which can potentially provide the local governments with methods to improve urban living in Jeddah.

Keywords: Saudi Arabia, Jeddah, Slums, Slum upgrading, Al Hindawiah, Al Ruwais.

INTRODUCTION

The rising numbers of people moving into cities has led to rapid urbanization in countries around the world (UN-Habitat 2006). Often, cities are unable to keep pace with the increasing number of urban residents, and many unplanned or slum settlements have arisen in cities, particularly in newly urbanized countries. As of 2001, 900 million people lived in poor, slum neighborhoods throughout the world (UN-Habitat 2003). If nothing is done to prevent the growth of slums, the estimated number of slum dwellers will increase to approximately two billion by 2030 (UN-Habitat 2003). Most studies on slums focus on Africa, South Asia, and Southeast Asia, but overlook the important slums and informal settlements that exist in cities in the Middle East (Hisham 2008). A study by the Arab Institute for Urban Development found that urban growth in most Arab countries has led to the emergence and proliferation of slum areas, not only in economically troubled Arab nations, such as Yemen, but also in more developed, higher-income Arab nations such as Saudi Arabia.

Since the oil boom of the 1970s, cities in Saudi Arabia have experienced massive urban growth. This growth can be attributed to both natural rates of population growth and to increased levels of immigration. An absence of good national policies, a lack of suitable urban spaces, inadequate housing policies, and poor legislation led to the creation of slums and informal settlements in Saudi cities (UN-Habitat 2003). My research project focuses on unplanned slum settlements in one Saudi Arabian city, Jeddah. Jeddah has more than 50 of these settlements within its urban boundaries. Forced evictions and slum clearance used to be viewed as the only solutions to the problem of growing slums

Recently, different slum upgrading strategies were adopted by the
Jeddah municipality.

THE GOAL AND THE IMPORTANTANCE OF STUDY

The goal of this research is to show how slum upgrading works in Jeddah,
Saudi Arabia, particularly in the Jeddah neighborhoods of Al Hindawiah and
Al Ruwais. Slum upgrading is an important issue because people have a
fundamental right to live in dignity; decent living conditions are essential to
securing this right (Cities Alliance 2014). It is also in the interest of the city of
Jeddah or any city in the world to upgrade existing slums and to prevent the
formation of new slums (Cities Alliance 2014). If the Saudi government
allows slums to proliferate and slum conditions to eventually deteriorate, the
government could lose power within Jeddah; a lack of services in the slums
could produce greater disease, crime, and social instability. This can adversely
affect the whole of Jeddah and the Saudi country (Cities Alliance 2014). This
thesis examines these issues of slum upgrading through case studies of two
neighborhoods in Jeddah, Saudi Arabia.

RESEARCH QUESTIONS

The Saudi government's slum upgrading framework in Jeddah is
expected to provide a viable solution to the economic, social, and
infrastructure problems in the city's slums. In order to investigate slum
upgrading and its effectiveness in Jeddah, my research asks the following
questions:

المجلة الإلكترونية الشاملة متعددة التخصصات
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1.   Why do slums exist in the older neighborhoods of Jeddah?
- What is the history of these neighborhoods in South Jeddah?
- Who lives in the Al Hindawiah and Al Ruwais neighborhoods? Why do they live there?
- How are residents who live in the slums assisted in changing the slum neighborhoods?

2. What was Al Ruwais neighborhood like before upgrading?
- How does access to city services (water, education, healthcare, school, and streets.) play a role in this neighborhood?
- What kinds of materials were used to build the residents' houses in Al Hindawiah and Al Ruwais?

3.   How will slum upgrading be part of the urban plan to solve problems associated with the slums in Al Hindawiah and Al Ruwais?
- What services do the new neighborhoods have?
- How will the Saudi's government's investments change Jeddah into a better city?
- What will the new neighborhoods look like in the future?
- What will happen to the slum residents after their houses are upgraded?
- Why does the Saudi government want to change the slum neighborhoods in Jeddah?

HYPOTHESES OF RESEARCH
- Slum upgrading will have a negative impact on the residents of the slums, but ultimately a positive impact on Jeddah overall.
- Rising house rents force people to live in these slum settlements.
- Slum upgrading will impact more non-Saudi than Saudi residents.

- The development of the Al Ruwais area is positive for Jeddah in terms of the economic investment because Al Ruwais is located near the Red Coast, which encourages the Jeddah Municipality to upgrade it.

- The development of the Al Hindawiah area will be as positive as that of Al Ruwais, because it is a historic area near downtown Jeddah.

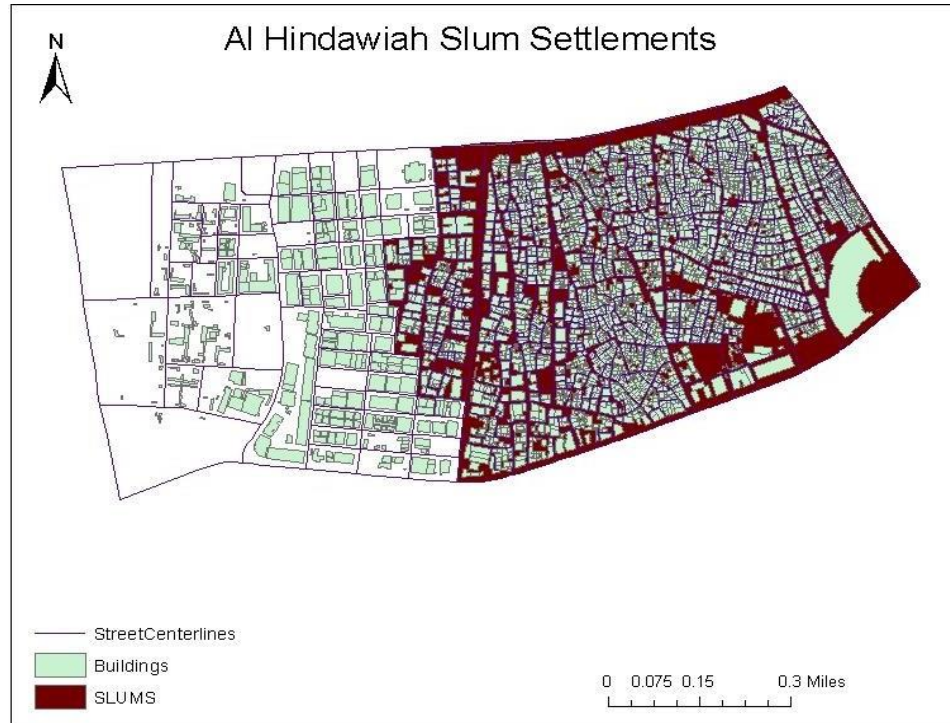## THEORETICAL APPROACHES TO UNDERSTANDING SLUM UPGRADING

Scholars use many theories to study slums and slum upgrading (Agnew 2010, Kayvan 2012, Khalifa 2011, Otiso 2003, Post & Mwangi 2009). Unplanned settlements are traditionally associated with two complementary processes: industrialization and urbanization (Fox 2013). In an influential study of slums settlements, Turner (1969) concluded that slums and unplanned settlements are the product of activities essential to the process of modernization— namely, the transition to a wage labor-based rather than an agriculture-based economy (Fox 2013). From this perspective, the rural migrants transitioning from agriculture to wage labor cannot initially build, rent, or buy decent housing, but opts instead for cheap, substandard housing in dense areas. Once they have steady work and income, they improve their current housing or move into better housing, thus upgrading the slum neighborhood. Thus, slum conditions for individuals are

actually temporary, while migrants settle into their new locations (Grant & Nijman 2010, Fox 2013). The persistence of slums in cities around the world, however, shows that though slums may be temporary for an individual, they are often permanent or enduring features of cities. Other approaches, then, are needed to examine why slums are persistent.
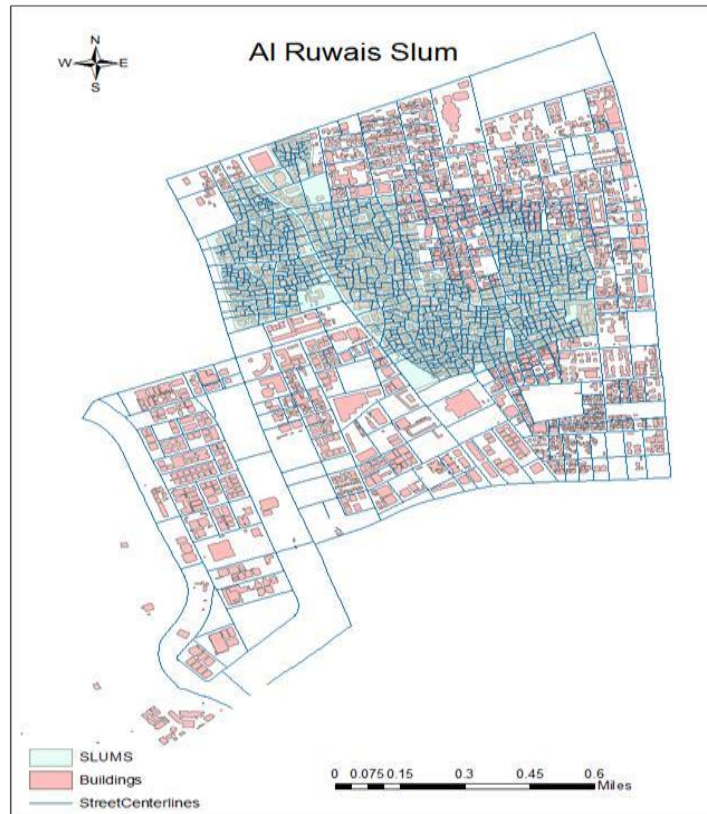
METHODOLOGY

This research adopted a mixed methodology to examine the issue of informal settlements in Jeddah. This research design was constructed to shed light on the unique characteristics of the populations, locations, and built environment in two of the oldest Jeddah slums, and to gather important information on the Saudi government's upgrade of these slum neighborhoods. Al Hindawiah is a representative example of Jeddah's unplanned settlements.

Immigrants from India first occupied this area, which is located in the southern part of the city. It is now home to many residents and a thriving commercial area. This is still a well- known district, popular for its markets. Both of the settlements studied in this research have many problems, though, such as poor infrastructure, extreme population density, inadequate heath service, lack of water, and few parking spaces for cars. Maps 1 and 2 below show the slums in Al Hindawiah and Al Ruwais.

Map 1: Al Hindawiah Slum Settlement in Jeddah. Data Source: Jeddah Municipality

Map 2: Al Ruwais Slum Settlement in Jeddah. Data Source: Jeddah Municipality

DATA COLLECTION METHODS

Each question in my research required a different approach. I used both qualitative and quantitative methods, such as survey and observation, to investigate and define the impact of the slum upgrading. Most information required a location, since this is very significant to the responses. For most of the necessary data, I used multiple methods to identify all the relevant information. I collected my data in different slum

areas for different questions. This research examines the two slums over a 9 years period, from 2006 to 2014, and this range of data required a variety of different sources in order to explore the slum developments in Al Ruwais and Al Hindawiah. The year 2006 is a natural starting point for this research because the Saudi government decided that year to renew and develop the slum districts in Jeddah. Saudi government began by supporting Jeddah municipality to study all the slum districts and report on which districts should be the first to develop. The municipality of Jeddah then contracted with UK-based Global Happold Consulting to develop an appropriate plan. This plan suggested starting with the districts whose locations would provide the best economic benefits to the city.

The first question in my research focuses on knowing the history and identifying the changes in Al Hindawiah and Al Ruwais from 2006 to 2014. This includes changes in population and housing. These changes may be significant and have multiple causes: an increased number of residents, better services, newer housing, cheaper rent, new markets, new parks and removal of older housing. For this question, I used a survey to collect information from local residents in both of my study areas. Human subjects approval was granted by South Dakota State University and research permission granted by King Abdul Aziz University in Jeddah. The survey asked the residents about the problems, houses, people and the look of the slums. My target was to have a minimum of 60 people complete the survey in each neighborhood

in order to have a sample of slum resident perceptions and ideas. I solicited participants while walking around the study areas and asking residents to complete the survey. In order to make this more effective, however, I used a type of survey sampling method and asked a few local residents to solicit participants from among their neighbors since they knew the area better. This resulted in

the target number of respondents for each area. Also, the most appropriate sources for much of the study information were the historical maps of Al Hindawiah and Al Ruwais in order to understand how they have changed. Maps and photographs can be good sources of initial information.

The second question is not very different from question one because it focuses on understanding the condition of Al Ruwais district before the slum upgrading begins, but for this question, a smaller data set was used in the survey. Most journal articles will not highlight all the problems in these areas, so I obtained this information by asking residents, speaking with employees at the Jeddah municipality, and making observations. In addition, I took photographs of street landscapes that I coded and analyzed. Newspaper articles also provided input and this information was also coded in order to determine the opinions of Al Ruwais' residents related to the area's upgrade. The problems that were not mentioned in the newspaper were explored during my observations in the study area. I looked for roads, construction materials, basic services, schools, parks, stores, people, and streets.

The last question regarding slum upgrading in Jeddah concerns the impact of the upgraded settlement; this has the greatest variety of possible data sources. I explored the Saudi government's role in the investments to improve Jeddah, which I had already examined using information from Jeddah municipality and the planning company.

DATA ANALYSIS

I analyzed the collected data in two ways. First, I analyzed the survey questions that I collected for both study areas. Second, I coded all the photographs taken in these neighborhoods; I organized and analyzed the photos according to location, date, and context. I examined the photographs for details concerning road conditions, trash, building quality, residential space, car parking spaces, and water sanitation. Also, I analyzed and organized these photographs according to two additional criteria. I wrote descriptive category labels for the photos, usually to reflect the research questions (for example where?, what?, and how?). Then, I made a list of the relationships I observed between the overarching problems that are common in both neighborhoods.

To address my first and second research questions, I employed several methods to analyze the data generated by the survey. I used a Likert rating scale on the surveys and analyzed the questions using descriptive statistics to calculate the mode for each question. I also used a bar graph to measure and display the responses to the questions in order to compare the answers regarding the two places. Open-ended questions were analyzed using qualitative techniques of coding based on a qualitative techniques (Cohen 2005). For example, question five measures residents' behavior by asking them to assess their reasons for buying their current houses. The responses were coded based on participant responses in order to determine themes. I also used coding and a descriptive method to analyze resident responses to the slum upgrading.

For the last question, I used discourse analysis to compare institutional development projects, reports, and development plans that have impacted these slums and will further impact them in the future, with attention to the factors ranging from the availability and cost of housing to the access to basic services.

DATA RESULTS

In order to understand the responses from the participants we must first explore the demographics of the participants.

SURVEY: DEMOGRAPHICS OF THE PARTICIPANTS

The first question from the survey was the gender of the respondents. The pie chart below presents the total of the males and females who filled out the survey in each neighborhood. Charts 1 and 2 indicate that, of the respondents, 83% were male and 17% were female in Al Hindawiah, while in Al Ruwais, 75% were male and 25% were female.
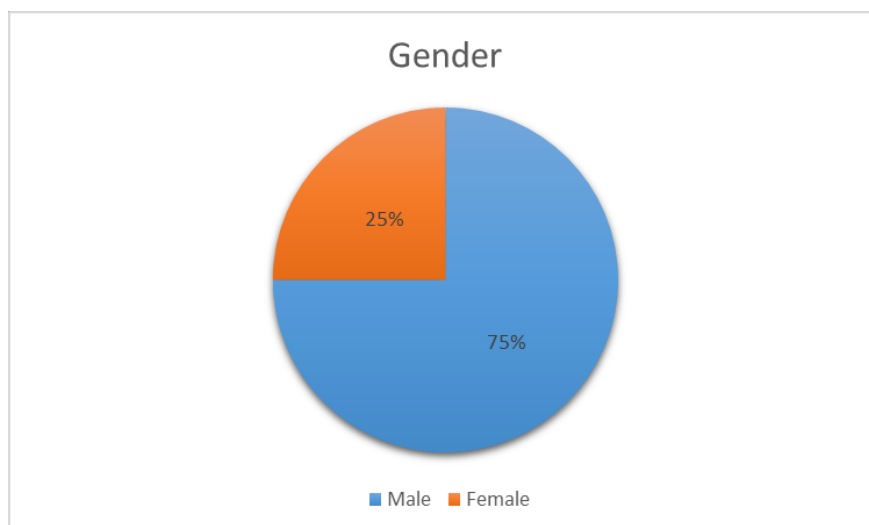
Chart 1: Al Hindawiah's Survey by Gender

Chart 2: Al Ruwais's Survey by Gender

The second question asked for the ages of the respondents. The chart 3 below represents that in Al Hindawiah, the largest numbers of respondents were in the age categories 18 to 25 and 25 to 35, with 17 persons in each. Five people were ages 35 to 45and 55 to 65, with 12 people aged 45 to 55. The smallest group was age 65 or older at 4 persons. In the survey of Al Ruwais, 11 persons were age 18 to 25, with 8 persons each in the categories age 25 to 35 and 35 to 45. Seven people were age 45 to 55 and 4 were 55 to 65 years old, with only 1 person older than 65.
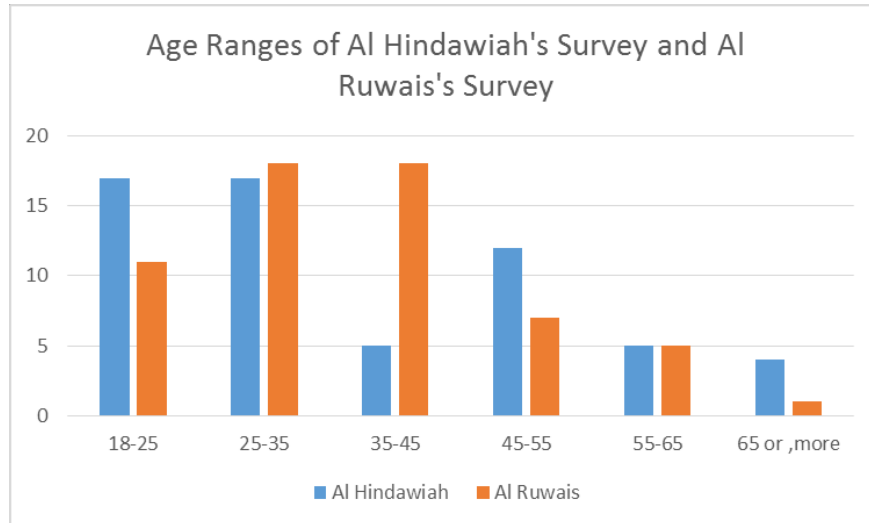
Chart 3: Age Ranges in Al Hindawiah's Survey and Al Ruwais's Survey

The third question asked how many years the respondents had lived in this neighborhood. Chart 4 below shows that 80% of the residents had been living in Al Hindawiah more than 5 years and 10% less than one year. Ten percent had been living there between 1-5 years. In Chart 5 regarding Al Ruwais, 88% of the residents had been living there more than 5 years, while 7% had been there from 3-5 years and 3% less than 1 year.
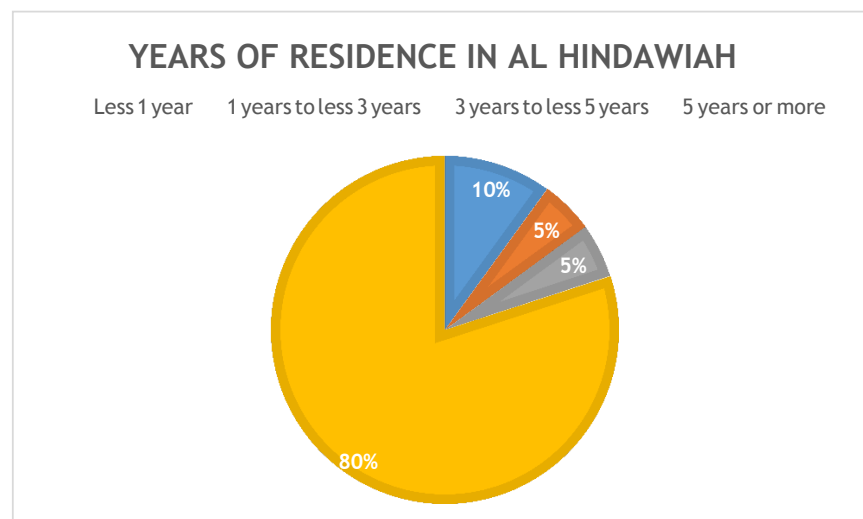

Chart 4: Years of Residence in Al Hindawiah

YEARS OF RESIDENCE IN AL RUWAIS RUWAIS

- less 1 year
- 1 year to less 3 years
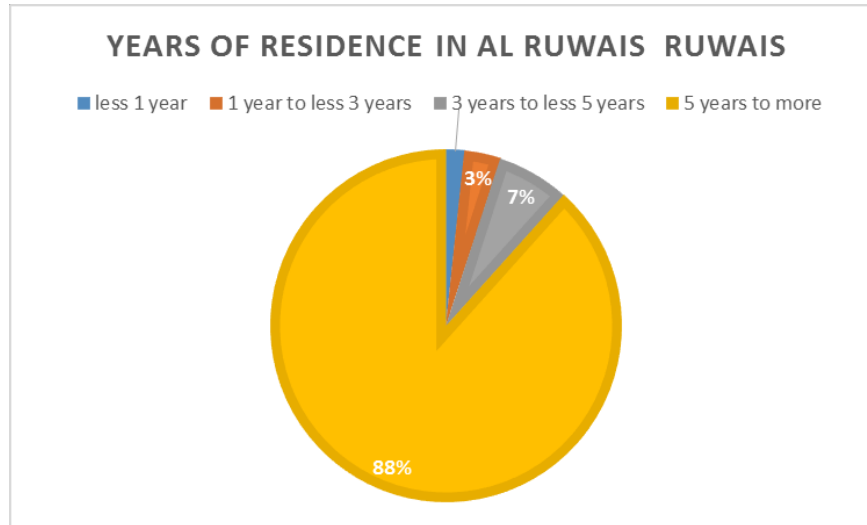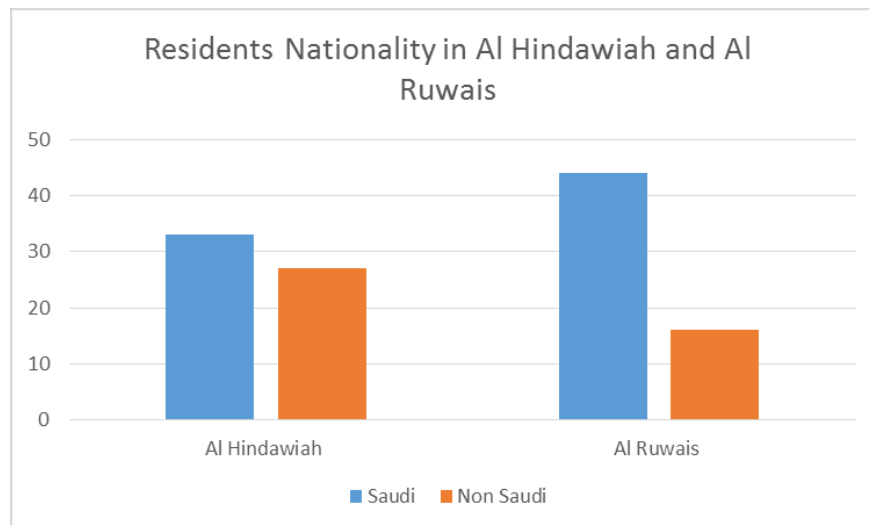- 3 years to less 5 years
- 5 years to more

3%
7%
88%

Chart 5: Years of Residence in Al Ruwais

For the fourth question, I found that approximately equal numbers of Al Hindawiah's residents were Saudis or immigrants from Pakistan, Chad, Sudan, Yemen, and Egypt, while the majority of Al Ruwais' residents were Saudi, with very few.

immigrants living here. The Al Hindawiah immigrants prefer to live here because it is near their work, their family, and the downtown area of

Residents Nationality in Al Hindawiah and Al Ruwais
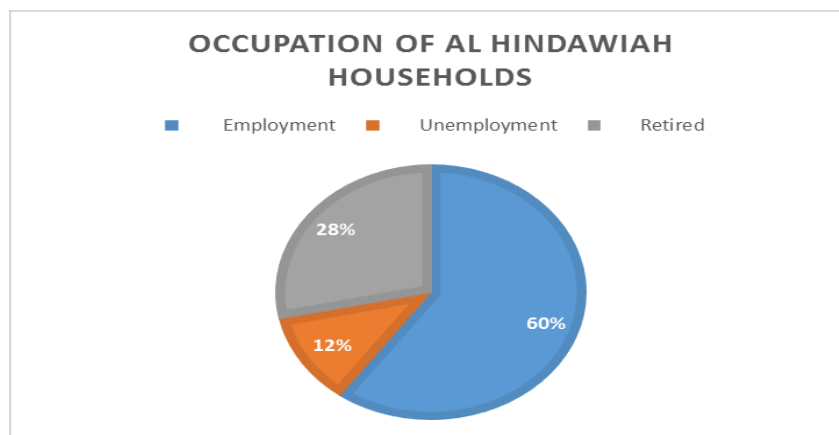
- Saudi
- Non Saudi

Jeddah as chart 6 below shows.

Chart 6. Residents' Nationality in Al Hindawiah and Al Ruwais

The fifth question in my survey determined the employment status of household members. In the chart 7 I found that 60% of the Al Hindawiah residents surveyed were employed, including both full-time and part-time work. Retired persons comprised 28% of the respondents; however, I found that "retired" residents included both old people and young people. This group was larger than the group of unemployed residents at 12%. The unemployed group included students who prefer to complete their education rather than find a job, as well as residents who are undocumented.

In Chart 8 concerning the Al Ruwais households, I found that most residents who completed the survey were employed. Their rate of 78% is higher than that of Al Hindawiah respondents (60%). Twenty percent said they were retired, while only 2% were unemployed. Note that the majority of surveyed residents in these areas are working, even though the national

OCCUPATION OF AL HINDAWIAH HOUSEHOLDS

unemployment rate is 11.7% (Central Department of Statistics and Information, 2010). The residents of these areas have families and are working to care for them.

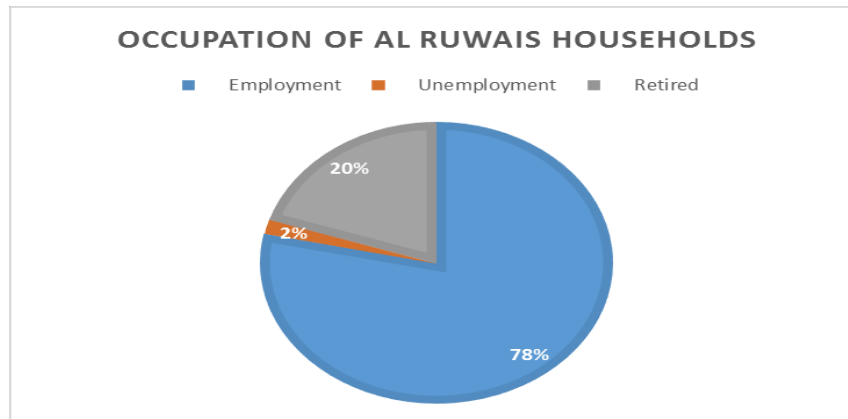Chart 7: Occupation of Al Hindawiah Respondents Households

Chart 8: Occupation of Al Ruwais Respondents Household

HOUSING AND INFRASTRUCTURE

The sixth question concerns the type of housing in which Al Hindawiah's residents are living. In the chart 9 the survey found that 60% of surveyed residents are living in apartments and 32% are living in single-family detached houses, 3% are living in townhomes and 2% are living in villas. Chart 10 shows the types of housing inhabited by Al Ruwais respondents. In this neighborhood, 65% are living in apartments and 27% are living in single-family detached houses, 3% are living in townhomes and only 2% are living in villas.
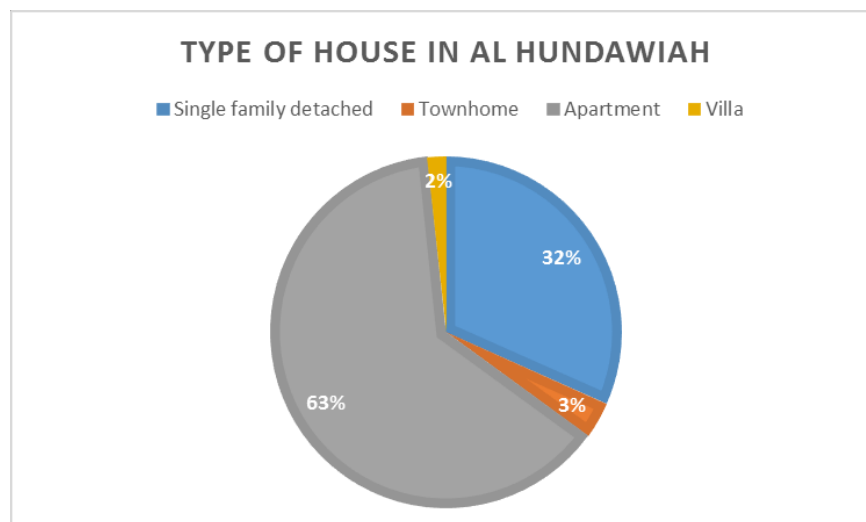

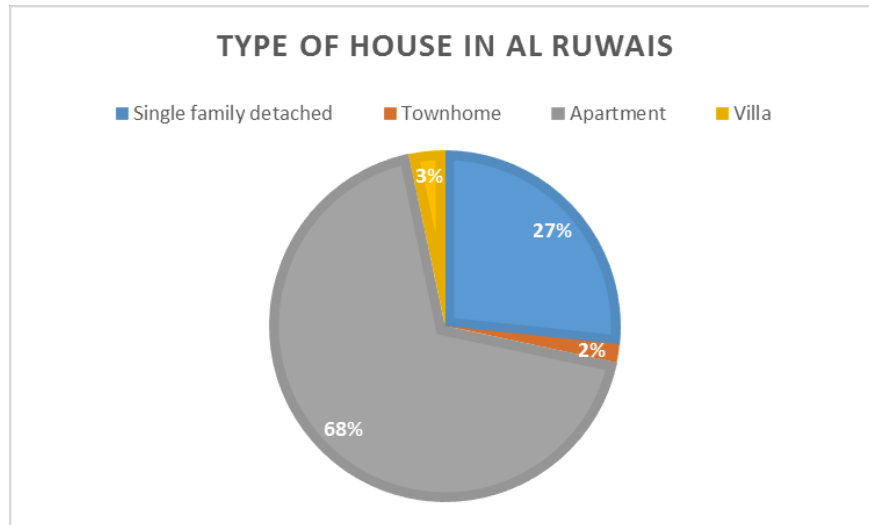Chart 9: Type of House in Al Hindawiah

Chart 10: Type of House in Al Ruwais.

For the seventh question, respondents were asked about the services they receive at home. Chart 11 indicates the results for Al Hindawiah and Al Ruwais services. I found that a high rate of surveyed residents in both areas had water and electricity, (56% and 50% have refrigerators), while the percentages of sewage, trash, and internet services are not the same in the two slum districts because most Al Ruwais houses have individual trashcan in each house while Al Hindawiah residents use public trash can because not all house have individual trashcan. After analyzing this question more closely, I noticed that most (48%) surveyed residents did not choose trash, because few houses have trash pickup here.
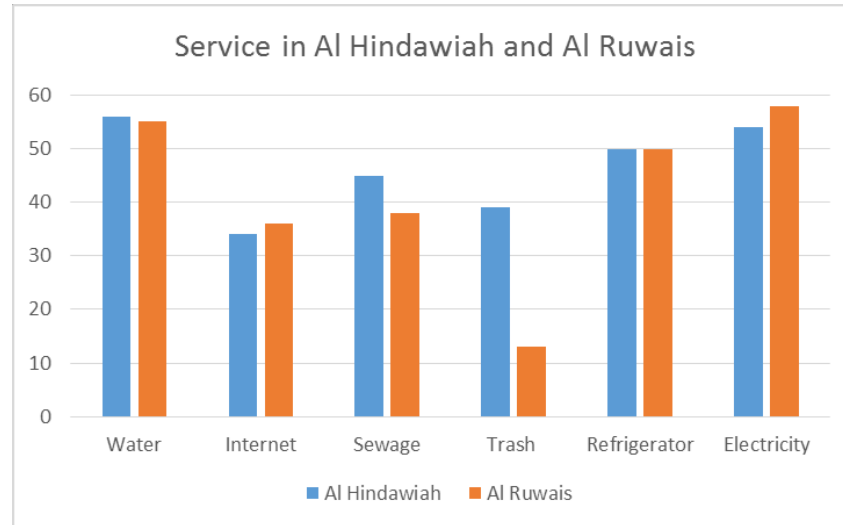
Chart 11. Al Hindawiah and Al Ruwais House Services

OPEN- ENDED QUESTIONS— RESULTS AND ANALYSIS

Question eight asked whether residents like living in the Al Hindawiah and Al Ruwais neighborhoods. Most surveyed residents in Al Hindawiah are satisfied with its location because it is near their family, friends, downtown, school, and work. Al Ruwais surveyed residents also feel comfortable living there because it is near family, work, and the Red Sea; they think it is a good place to live in Jeddah. One of Al Hindawiah surveyed residents said, " I feel very comfortable living in Al Hindawiah because it is near Jeddah downtown, my family, and my work, and its resident are very helpful."

The ninth question concerned the challenges of living in these neighborhoods. I found that most of the Al Hindawiah surveyed residents did not mention any challenges. Some, however, did not see it as a perfect place because it does not have good infrastructure and the services suffer from narrow streets and crowded immigrants. On the other hand, Al Ruwais surveyed residents see a lot of problems in their neighborhood such as water in the streets, narrow streets, lack of parking spots and few street lights, no parks and few services such as water, internet, or electricity. In addition,

most of the immigrants that I noticed during my observation in Al Hindawiah are from Africa and South Asia, while Al Ruwais has few immigrants from different countries. However, few of the Al Ruwais residents thought the area was free of problems, as noted during my analysis of the survey questions.
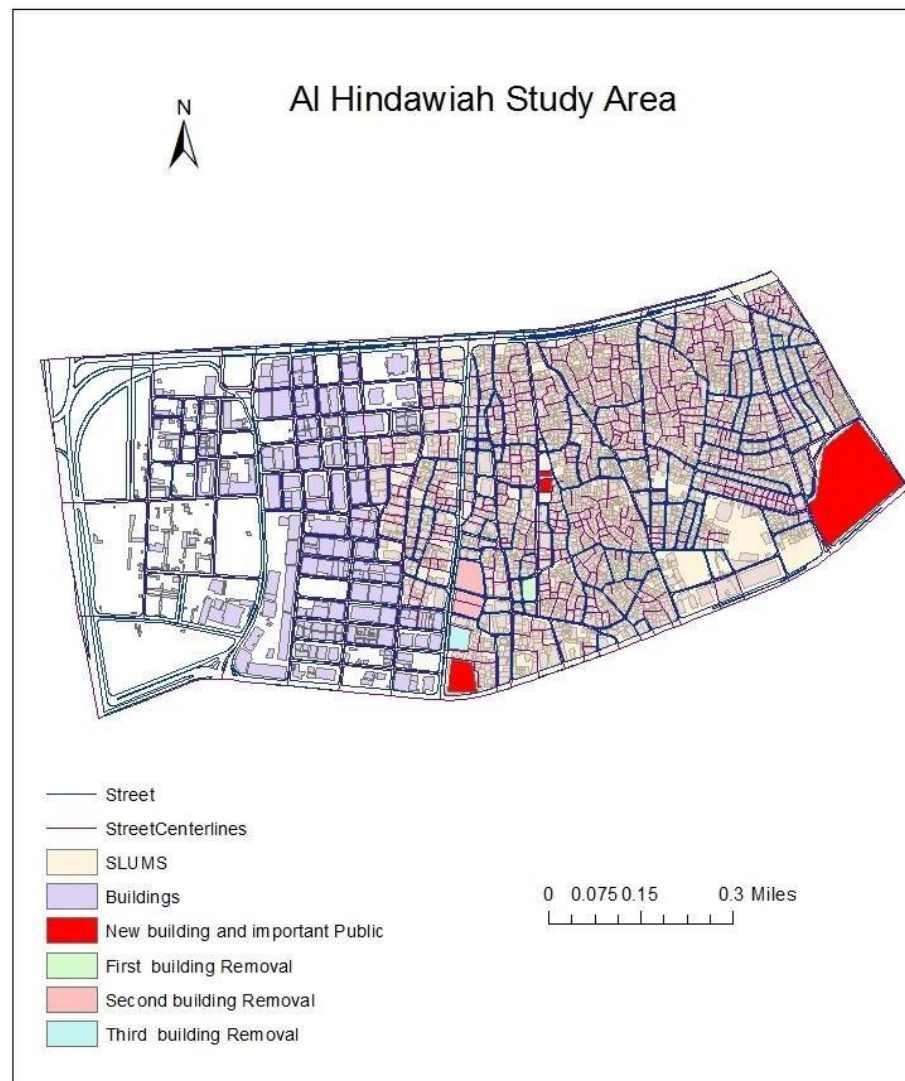
The tenth question requested suggestions for developing Al Hindawiah and Al Ruwais. Analysis of the survey showed that 72% of Al Hindawiah respondents suggested removing the slum and rebuilding it with good services, roads, schools, and parks for families. They want Jeddah municipality to implement a new urban plan to develop the neighborhood. However, 28% of respondents do not want to develop their area and responded that no improvements need to take place. Furthermore, in the Al Ruwais neighborhood, most of these respondents do not want to develop their neighborhood and have their houses removed.

The eleventh question concerned the slum upgrading projects for both Al Hindawiah and Al Ruwais. I noted that Al Hindawiah respondents do not have any ideas for developing their area because Jeddah municipality has not put forth any plans. In contrast, Al Ruwais respondents know about the slum-upgrading project for their area, but they generally do not agree with the municipality's plans. In Al-Ruwais, the respondents do not see their houses as slum houses; they want to develop it without removing their houses. In the survey, however, one Al Ruwais resident said, "Al Ruwais slum upgrading is a good idea to make Jeddah a global city that does not have unplanned settlements." Another resident commented that, "Our neighborhood is not a slum area like any slum neighborhood in Jeddah because he has permission from Jeddah municipality to build his house and other residents have permission too." In the end, he wrote that Al Ruwais residents will not accept the municipality's plan for their area, because some residents are living in modern houses with individual formal parking, trash cans in front of their houses, and electricity.

OBSERVATIONS FOR BOTH STUDY AREAS

AL HINDAWIAH RESULTS

I will start with analyzing the network of roads in Al Hindawiah. This area has four main roads— King Fahad Street on the north, King Khaled Street on the south, Al Tafazyon Street on the east and Baesha Street on the west. The one internal main street is Al Dahab Street, which connects King Fahad Street and King Khaled Street. The main informal settlements are located on King Fahad Street, King Khaled Street, Al Tafazyon Street, and Al Dahab Street and spread inside district. Map 3 obtained from Jeddah municipality, shows the informal settlements located in Al Hindawiah neighborhood.

Map 3: Al Hindawiah Study Area. Data Source: Jeddah Municipality

It has narrow streets that cause difficult traffic movement. Streets were also very dirty, with construction taking place on most roads. The roads here were dusty, indicating that the municipality did not clean them every day. Roads also had trash scattered around, because not all houses had individual trash collection as in the more prosperous neighborhoods in Jeddah.

Furthermore, Al Hindawiah suffered from poor infrastructure such as lack of water, sewage and poor building materials. I noticed that one immigrant woman from Africa was collecting cans from the trash; that happens in most of the informal slums in Jeddah. On some older houses, the paint was peeling off because they had not been repainted since their construction. Some house owners did not live in their houses; they moved out of this area to a more recently developed neighborhood and rented their houses to immigrants. Thus, these houses looked like slum houses, because the owner no longer maintained them.

AL RUWAIS RESULTS

Al Ruwais' border consists of four important main roads in the heart of Jeddah. These are Palestine Road in the north, King Abdullah Road in the south, Al-Andalus Road in the west, and Al-Madinah Road in the east, as seen in Map 4. In Al Ruwais, land use is of several types, including housing, commercial, and general facilities such as schools, mosque, health services, and government facilities. I noted that most land use is residential, with the commercial area located along Hail Street. I found that Al Ruwais has few public facilities in the unplanned area; most public facilities are located in the planned area. Al Saied Street, one of the secondary streets in the unplanned area, contains some stores and restaurants. Some land is also empty and some is used as car parking or a football park in both areas,

because these districts lack entertainment facilities such as parks or soccer fields.

Map 4: Al Ruwais Study Area. Source: Jeddah Municipality

While the Al Ruwais demonstrate some differences from those of Al Hindawiah, they also indicate several similar urban problems. While the streets are wider, they are also dirtier. Also, some of the streets have hills, which may cause damage to the street and the cars. Some secondary streets were missing streetlights and there were few trashcans in the neighborhood. A number of international stores were starting up since more immigrates were choosing to live in this neighborhood.

Since Al Ruwais is one of the oldest neighborhoods in Jeddah, some houses were in very bad condition with paint peeling off. Most of them had one level, with some having more than one. These houses did not have formal parking or individual parking, which caused a lack of space between cars inside the neighborhood. In earlier times, many formal houses had a parking area, a good façade, trees in front of the building and 3 to 4 levels. Now, very few trees are growing inside the neighborhood, because they were removed to make more land for housing.

Both study areas have good locations in Jeddah and have mixed populations of Saudi residents and immigrant residents. While their histories may be somewhat different, they share the same urban issues, such as poor infrastructure, informal car parking, few trees, no space between houses, and a mixture of modern houses that have individual parking and old houses with no individual parking.

DISCUSSION

Slum settlements and slum upgrading have spread to different parts of the world, both in developed countries and in the so-called third world. Al Hindawiah's residents generally include immigrants who remain after they complete the Hajj, while most Saudi citizens moved to another part of Jeddah. One significant result here is that some housing followed the urban standards and some did not. In any case, rents in most slum districts are generally lower than those in Jeddah's modern districts, which correlates with the immigrant and low-income Saudi families who live here. Jeddah must now face this same issue in another important district that has a good location and start to find a good solution to upgrade these slum settlements.

In Al Ruwais, the houses may have multiple levels or just one level, making this area a mix between new and older, perhaps unplanned houses. This area contains numerous undocumented immigrants and has a higher crime rate, but residents assert that these are stereotypes not actually truth.

The new urban plan will help residents and allow residents to improve their houses or move to new houses. If Al Ruwais residents will allow the project, it will become an attractive and prosperous place, particularly due to its location in the heart of Jeddah. As Jeddah embarks on modernization plans, the slums that occupy the central districts will undergo massive change.

Throughout this research project, I see much evidence of the complexity of these districts. Also, I see that the slum settlements have both a positive and negative impact on Jeddah. One positive impact is that the slum settlements will not continue to exist in other parts of Jeddah if the municipality continues to develop all the Jeddah slum districts. Another positive impact is that residents cannot lose their houses, but will remain there until they are able to save enough money to buy a new house in a better part of the city.

The significant negative impact will come from allowing the slum districts to continue to exist in Jeddah. This will likely result in increasing rates of social problems such as crime, drugs, and undocumented people. In addition, when the municipality neglects their slum districts, it can cause heath problem such as malaria, because these districts have poor water drainage.

The new urban plan (slum upgrading project) may have both good and bad impacts on Jeddah's slum settlements. The first major project will be in the Al Ruwais district, which will bring these residents a more modern lifestyle. Their houses will be developed to become a modern neighborhood. Moreover, it will put their area within the evolving neighborhoods that have a good urban plan with basic services. This improvement has another benefit for Al Ruwais, since it includes an active commercial area that will provide economic and social benefits for both the area and its residents, as well as the city's public and private sectors.

I also note that this urban plan will have negative impacts on the Al

Ruwais district. Al Ruwais residents believe that the renewal plan will achieve positive benefits for the private sector, but not for them, as they have been told. In addition, this project is moving very slowly, because some Al Ruwais residents will not cooperate with The Jeddah Development Company and the Al Ruwais Alliance Company to remove their houses and modernize their area.

CONCLUSION

Each scholar uses different geography theories to study slum settlements, depending on the aim of their research. The theories used in this research were modernization and political economy approach. I applied these theories in studying the slum upgrading because these theories focus on different aspects of improving a city, such as landscape and urban environment. In general, slum settlements traditionally appear when a city fails to develop its districts, lacks industrialization, and encounters urbanization. This research uses a variety of questions in order to understand the slum issue in the oldest neighborhoods in Jeddah and to analyze the framework of the slum-upgrading project in one of the study areas, Al Ruwais.

One benefit of this research is a greater understanding of these areas before upgrading, highlighting the urban conditions in these important districts in Jeddah. This research clarified that slum problems do not just appear in poor countries, but also in rich countries. However, slums in rich countries are not the same as slums in poor countries, because rich countries are able to renew their cities in order to remove slum districts and provide a good urban infrastructure such as a modern houses and services. In this research, I focused on the second capital city of Saudi Arabia, Jeddah, to understand its urban environment issues and one solution developed to fix Jeddah's slums or unplanned settlements. The plans of the Saudi government

were also reviewed. Jeddah municipality

and geography researchers may wish to develop renewal plans for Al Hindawiah in the future, in which case the research here can form a foundation. This research will help to understand the possible future of Saudi cities by highlighting the slum upgrading plan of Jeddah municipality to resolve the slum issues in one of the oldest districts. In the future, slum upgrading programs will be expanded to other Saudi cities and slum districts will be eliminated and residents provided with good houses, entertainment for both families and children, a good basic urban environment, and economic investment, especially in the districts that have a central location, as does Al Ruwais in Jeddah. Not all residents, however, agree that slum upgrading should take place, and their perspectives can help to envision a better way to go about slum upgrading. A slum upgrading project is underway in the holy city of Mecca because it has a lot of slum districts, as does Jeddah, so the prince of Mecca ordered a study of all slum districts and developed an urban plan to renew these districts. The Saudi Arabian cities of the future will join with UN-Habitat to find a strategy for urban growth in Saudi Arabia because most cities in The Kingdom have witnessed increase urban growth, especially the capital and the holy city (UN-Habitat 2012). Moreover, we can learn which strategies Jeddah municipality has followed to redevelop the Al Ruwais district and their success with these strategies. I found during my analysis that the Al Ruwais urban plan included a mix of Western urban planning and Arabic building design. Saudi cities are increasingly connected and global cities, and slum neighborhoods will be transformed by urban planning officials and municipalities.

In this research, we learn that the slum issue is not an issue suffered only by Saudi cities, but is also present in most countries around the world. I found that most rich Arab countries have worked to find solutions for slum districts as Saudi Arabia is doing right now in the cities of Jeddah, Riyadh, and the holy cities (Makkah and Medinah). Poor countries around the world,

in the regions of Africa, South East Asia, South Asia, and some Latin America countries, have many slum settlements in their cities. The UN-Habitat agency works in most poor countries to find solutions for slum residents through renewal and alternative houses for the residents.

Recommendation

1-I recommend that Al Hindawiah does not currently have a development plan plan, but Jeddah may decide to upgrade this area because it is near downtown. This would provide a good economic investment for both the public and private sectors.

2-I recommend that Ministry of Housing in Jeddah has to chose a variety of locations for these new homes, such as North Jeddah and South Jeddah, in order to create modern communities with good conditions for the residents.

3- I order activating the role of community participating in the development process for slums in the city of Jeddah.

4- I see providing complete databases that include the characteristics of informal settlements.

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