

Tunis, Tunisia
City Development Strategy Study

I- Basic City Information

City, Country:	Tunis, Tunisia
City population and Greater Tunis population country population:	720 000 inhabitants (year 2000) 2 053 000 inhabitants (year 2000) 9 562 000 inhabitants (year 2000)
Population density within the city:	112 hab/hectare
City growth rate: Greater Tunis growth rate	1.2% a year 2% a year
City's main function:	<p>Tunis is the political, cultural and economic capital of Tunisia for 13 centuries, Tunis is the first economic and industrial pole of the country Tunis plays a major role in the activities of the third sector : 69% of job opportunities, 43% of which are for trading services and 26% for administration :</p> <ul style="list-style-type: none"> ➤ Main financial place of the country (65% of the financial companies) ➤ Half of Real estate agencies are in Tunis, ➤ The 2/3 of collective and social services companies are settled in Tunis. <p>Tunis is the 5th tourist zone in the country in terms of accommodation capacity: 19 000 beds (Business hotels down town and sea side resorts in the suburb).</p>
Economic / Poverty profile:	<p>unemployment rate: 16% unemployment rate of young people (age 18-24 years): 35% 4% households below poverty line 95% households with access to basic services 30% working in informal sector 25% households in informal settlements, 4% in squatter settlements Adult literacy (male: 12% and female: 27%) 20% population with a higher education (university) child mortality rate: 25 % o.</p>
Administrative structure:	<p>As all the Tunisian municipalities, Tunis is headed by a municipal Council elected each period of 5 years through universal direct voting; The municipal advisers are all volunteers, they elect among them a Mayor. Usually the Mayor has a full time job (paid by the Municipality) for the municipalities with a certain number of inhabitants or a budget over the threshold defined by law for each mandate (presently 150.000 inhabitants or 4 millions of dinars) ; which is the case of the Municipality of Tunis.</p>
Focus of the CDS:	<p>2010 Tunis Agenda is meant for :</p> <ul style="list-style-type: none"> - A competitive economy - Resources and services open to all citizens - A healthy environment and urban landscapes in harmony with nature. - Performing and participatory urban management
	December 2000
CDS Completion Date:	March 2002 (expected)

Key stakeholders involved:	<ul style="list-style-type: none"> - Elected people and heads of municipal services (urban planning, social affairs, environment, culture, youth...), - Representatives of central and regional administration as well as public institutions, - Representatives of private sector, (tourism, industry, transportation operators, urban planners...) <p>Representatives of other stakeholders of civil society (university, associations, community organisations, media, etc.)</p>
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II- Tunis CDS OUTPUTS

What has been already done?

- The diagnostic in July and the White Book (Livre Blanc) which is under discussion with the different stake holders from public, private and Ngo's sectors, are the fruit of several months of consultation undertaken with the different groups of stake holders and of a dozen of meetings headed by the Mayor of Tunis or his representatives (municipal advisors) were held during the year 2001.
 - These meetings of global or thematic bearing (transport, economic and social aspects, environment, urban planning, communication...) gathered between 30 and 100 participants: elected people and responsible of municipal services, representatives of administration, journalists, urban planners and architects, Town planning agencies, transport, companies and NGO's...
 - Many articles were published in the local written press on the process, the targets and the output of Tunis CDS
 - Additional efforts should be done in order to mobilize economic actors and involve them in the process, especially the managers of services companies, industrials, hotel managers and traders... A work of sensitising is to be done targeting this specific category of stake holders.
- What has been planned for the next three months:
- A seminar for the validation of the White Book,
 - A press campaign on the White book and the Tunis CDS Process
 - Publication and broadcasting of the White Book,
 - Days of training and sensitizing of people from municipal services on the White Book and the conditions to its implementation
 - A diaporama display in order to present 2010 Tunis Agenda
 - A Priority Action Plan (2002-2005) for the development of the city of Tunis
 - A priority Plan of institutional development for the Municipality of Tunis
 - Pre-feasability studies for the three projects:
 - A plan for the economic and social development of the Medina (historical center),
 - A local development chart to restore and value the suburb of Sejoumi ,
 - A comprehensive plan for the new city center, for the Kasbah and Berges du Lac areas.

III- Complementary data for section B :

Decentralization

The decentralization process of central government skills in terms of planning and urban management for the benefit of municipalities has progressed since the promulgation of the local authorities law in 1975. There are 259 municipalities today; they have wider prerogatives in the field of town planning of public utilities. Their scope on urban planning has been strengthened in 1994 thanks to the new urban planning and land use Code, they have now a performing structure for communal financing and investments. The «Caisse de Prêts et de Soutien aux Collectivités Locales » (Municipal Fund), created with the support of the Municipal Development Program (PDM), co-financed by the Tunisian Government and the World Bank, which contribution is more than 60 % of the financing of municipal investments.

In parallel, the training of municipal agents and elected representatives has improved, thanks to the new Training and Recycling Center for municipal agents. Many training sessions are held within the Municipal Development Program (PDM) and other training and cooperation programs.

But despite of the evolution of their scope and their managing capacities and despite of the activation of municipal investments, the communes remain structures of minor decision in the Tunisian institutional landscape and they suffer from a lack of both financial means (municipal finances represents 5% of the government budget) and human resources in order to fulfill the missions devolved by the law and to deal with the growing needs of the urban population, the challenge of economic competition and the requirements of social cohesion.

The city of Tunis does not have a particular status as its position of a capital should allow but the Mayor of Tunis has a rank of Secretary of State.

The production, the management and the financing of public urban services are strongly centralized. Tunisian cities are relayed in their tasks by national public companies as National Office for sewerage, National Company for Gas and Electricity, National Company for water and land management agencies that meet the needs of urban population and economic agents. The growing participation of the private sector in the management of the public urban services is a solution for which the Government and the communes opted for some years in order to guarantee a better response to the needs of the urban population, and the results seem to be encouraging.

The contribution of NGO's, presently low in the urban area, except the «Associations de Sauvegarde des Médinas » and the Associations for the Protection of Environment, is improving. The cities, the urban communities and the local Authorities will take an advantage on it.

Economic Situation and poverty

Tunisian cities produce more than 80 % of the national wealth, they offer shelter for about two third of the population. They will be more and more solicited not only as a place of production or of residence but also as a place for cultural and intellectual bloom offering a better quality of life to its inhabitants. Tunisian cities have made remarkable progress, but huge efforts are still to be done in order to improve the efficiency, the competition and the conviviality of Tunisian cities.

1. Tunis, like other cities and villages of the country has witnessed an important economic and social development during the last forty years. The population of the Greater Tunis has reached 2 millions inhabitants. The demographic weights of Tunis city and of Tunis Gouvernorat are regressing: the population of Tunis Gouvernorat represents less than 10 % of the total population in 2000.

2. The city of Tunis is participating in a substantial way to the national effort in the field of school education and alphabetization of the population. Center of power and capital of

culture and knowledge, Tunis plays a first rank role in the training of Tunisian elites. Despite of the progress made in the education field, analphabetism remains relatively important. In 1994, about one Tunisian out of three aged more than 10 years knows neither reading nor writing. This proportion is more significant among women (42 %). The Gouvernorat of Tunis shows the highest rate of alphabetism in the country: 73 % for women and 88 % for men (respective national average of 57,8 % and 78,9 %).

3. If the demographic weight of Tunis is preponderant, its economic weight is more so. Tunis gives shelters the 1/10 of the Tunisian population and produces the quarter of national wealth: its economic weight is 2,5 times beyond its demographic weight. The greater Tunis is the first industrial and economic pole of the country. In late 1998, there were about 134 000 companies, which is 34 % of the total number of the companies settled in the country. The Gouvernorat of Tunis gathers 59 % of the companies of the Greater Tunis; therefore it has the most important concentration of companies at the national scale.

4. Even if poverty has regressed in Tunisia, it becomes a more and more urban phenomenon : since 1985, the poverty rate is higher in urban surroundings than it is in the rural areas. Tunis remains an advantaged area comparing to the rest of the country. The indicators about household (domestic) equipment, housing characteristics and economic conditions of the population of the Gouvernorat of Tunis show the difference of living standards level which is quite better in Tunis than in other gouvernorates. Unemployment is a determining element of poverty and social exclusion . Since the sixty's, the unemployment rate in Tunisia has not known neither particular worsening nor significant improving. It was between 13 % and 16 %. The unemployment rate is generally higher in rural areas. Women and young people are the two most vulnerable categories in the society. They are twice exposed to unemployment : they find more difficulties to get a job; they are the first to pay for restructuring in case of economic difficulties. Young people are particularly concerned with unemployment : 1 on 3 active people out of 3 is jobless.

Opportunities, constraints and major challenges

5 The new stage for the integration of Tunisia in the global economy is bearing good opportunities but also risks and challenges. Globalization comes with the imperious need of job creation and the struggle against social exclusion. This is due to the intensification of international concurrency and the acceleration of technical progress, which at the same time, encourages economic growth, provoking an increase of unemployment, which concerns particularly under qualified man power, young people and women.

6 In terms of social actions, the budgetary effort afforded by the city of Tunis is obviously modest: the municipality of Tunis allocates 2,4 % of its budget social expenses; nevertheless it should noticed that the municipality of Tunis plays a major role in urban poverty reduction through the implementation of programs aiming at improving the environment and the living conditions of the inhabitants of the commune . There are two types of means for action used by the municipality of Tunis:

- ❑ A pilot experience for urban renewal and rehousing of poor families « Oukalas project » :1 645 Oukalas upgraded 1 300 families relodged ;
- ❑ An intervention for the upgrading of popular neighbourhoods. 23 neighbourhood are concerned and it represents a global investment of 11 Million Tunisian Dinars, allowing to improve living conditions for the inhabitants of 12 000 houses.

Governance

Tunisian municipalities and the municipality of Tunis are exclusively devoted to daily management: civil status, local tax , public roads and traffic management, cleaning and health, building authorizations... their skills in terms of planning are very limited, they

generally delegate the studies of urban policies and land planning to the government or to the private sector but without being able to pilot such projects. The communes undertake few global and prospective thoughts, challenges and options for development. Tunis has no way to escape from this role. The Tunis City Development Strategy process has suffered from this reality, its elaboration has been considerably slowed down and particularly difficult. By another way, local democracy is very slow to set in Tunisia, and communes remain minor entities in the process of decision making,. Though some attempts are done to develop the participation of citizens in the management of the City, these attempts are still punctual and ephemeral.

IV- Section D

The planed actions, which are not completed yet, are listed in section II of this note. The Tunis CDS process is expected to be finished by March 2001, the following outputs are expected to be done:

- A seminar for the validation of the White Book,
- A press campaign on the White book and the Tunis CDS Process
- Publication and broadcasting of the White Book,
- Session of training and sensitizing of people from municipal services on the White Book and the conditions to its implementation
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V- Lessons learned

To complete what was said on this subject, the following should be underlined:

- The difficulty to bring the Municipality of Tunis into piloting a dialogue process on the options for the development of the City, while the municipality was mobilized by national project such as the Mediterranean Games (September 2001) and the upgrading of the main street of the city center (from December 2000 to July 2001).
- The dysfunctions observed in the organization of municipal services and in the coordination of the action of these services have not only made difficult the implementation of Tunis CDS but could also be a major bridle for its implementation if a institutional development plan is not elaborated and if immediate measures are not taken regarding:
 - The development of planning and communication functions,
 - The Institutionalization of the relationships with the citizen
 - The setting up of an urbanism workshop which will be rid of the daily management
- It was difficult to involve businessmen in Tunis CDS, a targeted strategy of these actors should be developed,
- The press broadcast data on Tunis CDS but without real added value, it would be useful to consider sensitizing-communication actions of the media on urban questions and challenges.

VI- Gender

This issue is on the core of the target « Tunis, city for all, men and women ». The particular situation of poor women, in both the medina and the suburbs, has a major place in the action plan and in priority actions in the Medina and in Sejoumi zone.

The differential practices (men and women) of public spaces, such as down town streets and coffee shops is also part of the debate.

In the margin of the Tunis CDS, a spectacular action was organized on the 3rd of November 2001, in the city center, where «a commando » of about fifty women participating to CDS process (elected and municipal responsables, city planners, architects...) has invaded coffeeshops where usually few women are present. This practice was renewed once a week after Ramadan. The slogan was “ the re-appropriation of the City ».