Abstract:
Jordan is actually facing a rapid urban development mainly due to local and regional immigration and economic and social growth. This condition affected particularly the housing need and increased the cost of lands and buildings. It also enlarged the gap between demand and offer of shelters.

The Jordanian planning government tried to resolve the increasing housing need, implementing infrastructural facilities and building new residential units. It also supported residents by financial mechanism and offered affordable lands. Therefore, the public housing production was substantially irrelevant to satisfy the housing need for low income groups. The urban problems became difficult to sustain especially concerning the slum areas and the environmental pollution due to the high residential density, the aggression on the agricultural lands and the reduction of natural and energy resources.

This paper analyzes the housing condition in Jordan in general and Amman city in particular. It exposes the results of studies developed by the Housing Corporation and Urban Development (HCUD) regarding the Jordanian housing production and need, in order to establish a realistic approach which could contribute to increase the productivity and sustainability taking into consideration the life cycle cost, proposing residential buildings suitable to the environmental, economic and cultural conditions.

Methodologically, this paper is based on analyses and evaluation approaches, considering concretely practical issues which help to comprehend the existing condition and the possible future scenarios.