



## **Toki Policies and the Transformation of Cities**

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In the midst of 20th Century; the need of housing increased at a very significant rate due to the acceleration of urbanisation process with the modulation of the agricultural society to an industrial society. Leading 2010 European Cultural Capital City Istanbul, Cities that have unattainable cultural and architectural heritages, have been rapidly transformed by TOKİ which is implementing an efficient policy on compensating the deficiency of housing.

TOKİ was established as a financial institution in 1984, for the purpose of compensating the deficiency of housing, solving the urbanization problem and reducing the unemployment. In that period; TOKİ canalized more than %85 of its housing finance to cooperatives. After 1988, TOKİ decreased the support to the cooperatives and started numerous municipality projects. After 1994 TOKİ began cooperating with private sector and constructing residences directly on its lands instead of providing loans.

In Turkey, roles and duties are consistently changing among the actors which are responsible for the housing policies. The authorization and the functions of TOKİ were scaled up with various laws in 2003. The Residential Undersecretarial and Land Office General Management were abolished and the authorization of those Institutions was transferred to TOKİ. Since 2003 up to the present; there have been significant changes on the responsible actors of housing policies. Today; TOKİ is the top authorized institute in housing policies in Turkey. The quantity can never be abnegated especially comperative with its authorization. In TOKİ implementations; the reasons of preffering the majority of the users (70%) are economical factors and providing an optimum balance between the quality and low cost factors generates the base of the difficulties. In order to meet the requirements of the low-income users and reduce the cost on their target causes TOKİ to concede some criteria related with quality. If the silhouethes of collective housing samples which are being implemented by TOKİ in different parts of the cities are gathered together; the shortage of research in architectural design, monotony and the new horicon lines composed of massive urban parts can clearly be seen. The social housing typology abandoned in worldwide aspect is implemented in the housing blocks which are rapidly raising in 81 cities of Turkey and it undersigns the sihouettes of the cities. The structure which slashes on the texture of the city under the name of urban transformation and the economical and political reasons lying beneath this have to be examined.

With the aspect of urban planning; it is a very big matter that this instution which produces housing blocks at this great range with the same type of implements everywhere in Turkey. The remarks belonging to a modern design reflecting the samples of local civil architecture are missing in the context of TOKİ projects. The housing production mustn't be limited with the consciousness of being a house owner and the quality should be considered rather than quantity. The productions of TOKİ should be oriented to form more inhabitable and more qualified environments by securing all these natural, cultural and architectural values.

**KEY WORDS:** TOKİ Policies, local government, housing production, urban transformation.