

Failure of Socialism and the Benefits of the Free Market in the Argentine Housing Market

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Abstract— *Argentinian housing has been significantly affected by socialist policies in the country and as a result, the market has been fraught with inefficiencies and other distortions. Various governmental interferences including rent control restrictive codes and excessive subsidies put forward by the government have dampened the market forces leading to low rates of private investment and innovation. These policies have led to the aggravation of housing deficits, worsening resource misallocation, and the severe make the housing market and housing systems highly susceptible to economic volatilities such as inflation and capital flight. This work is centered on explaining that the free market approach is more efficient in addressing these challenges as compared to the current ones. Free-market is characterized by deregulation and competition within markets, price-fluctuations, a demand-supply model to accommodate investors, both domestic and international, and the create an adequate stock of housing. The main premises contrast socialist modalities that presuppose state control and rationing of resources to free-market tendencies where supply-demand ratios determine housing offers. This paper provides support for this argument with analysis from Argentina and the outcomes of implementing free-market solutions in Chile as well as Singapore. Finally, this work gives suggestions on how the process of switching to a free market can be managed and potential problems encountered along the way of the process.*

I. INTRODUCTION

Argentina has always encountered problems of economic instability that have had a profound impact on its housing. High inflation rates, capital flight, and slow growth rate have compounded the housing deficit hence few can afford houses. Since the state fully funded and heavily intervened in housing delivery, this was occasioned by the adoption of socialist policies in the country. This has led to the emergence of serious irritants in tenancy like rent controls, government housing schemes, and restrictive building by-laws. These policies have restrained market forces, discouraged private capital formation, and brought inefficiencies that have accelerated housing disparities (Elmedni, 2018). The Argentine social, and political systems that have precipitated the current socialist regimes perceive centralized government control as the ultimate solution to society's housing stock. Despite noble misconceptions, these approaches often overlook an intricate interaction of supply and demand dynamics regarding the housing stock. This has rendered Cuban architectural designs rigid, minimized the housing stock, and over-reliance on suboptimal state-owned institutions (Baer, 2018). The problem is associated with objective drawbacks of underlying socialist measures since these affect supply-demand stability. For instance, when rent controls are in place, this is making prices low on purpose but it deters investors from making improvements on their

income-earning assets, say houses, which leads to poor quality housing. In the same way, subsidies and government housing programs distort the resources where the vast majority do not have direct access to them. Procedures add to the construction projects' duration and discourage private investors (Jacobs, 2019).

This paper will try to make it clear that a free-market system is a more equitable and sustainable approach than the existing one to the housing problem in Argentina. Where there is less interference from authorities and more scope provided to the organic forces of demand and supply, housing stock can bolster its supply adequate to the demand. This would stimulate the private sector to invest, innovate, and compete to enhance the supply of affordable, good-quality housing stock (Yurtkur & Bayramoğlu, 2012).

The central research question guiding this analysis is:

- What role does government intervention play in Argentina's housing market, and how could a free-market system improve housing availability and fairness?

This question will be examined from a theoretical perspective and analyzing real-life situations. Therefore, the current socialist measures applied in Argentina shall be evaluated against free market strategies within other countries, and suggestions for policy improvement of the current shortcomings shall be provided in the study. Arguably, a free-market system has the capacity of spearheading a major positive change in Argentina's housing market as the following sections will also establish the economic and social value.



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II. THEORETICAL FRAMEWORK

The facts have been analyzed from an Austrian School of Economics point of view as a method to establish the reasoning behind dysfunctional Argentinian socialist housing

policies. It puts much importance on the doctrine of individualism, markets, prices, and capital in the process of economic growth and development. These principles state that local decision-making and self-organizing market allocation mechanisms are vastly superior to central planning for meeting the needs of society (Hayek, 2013).

Core Concepts of the Austrian School

According to the Austrian School, economics is primarily individualism by efficient choices by the preferences of certain needs. According to market processes, which were spelled out by Ludwig von Mises, market operations involve exchanges accompanied by competition; therefore, resources are always called upon and allocated in the right manner. Information transmission also an important role in price formation by providing information about the state of supply and demand in the market to the participants. Furthermore, the accumulation of capital is considered to be indispensable for new investment and the growth of real capital in the economy (von Mises, 1949). In the housing market, this implies that through market signals, private developers are in a better position to satisfy demand than state planners.

Criticism of State Intervention

The presidential Task strongly disappoints central planning arguing that it results in poor use of resources due to distortion of market forces. Rent has continued to be a major issue in Argentina with the government setting artificial prices through rent controls and subsidies which distort the natural working of the market. For instance, rent controls reduce incentives for landlords to maintain structures, or to build new houses and apartments, thus resulting in a decline in the standard of housing, and availability (Garrison, 2000). They have a major drawback of being short of flexibility to accommodate the local needs and changes in the market, which the central planning takes too long to address.

Comparison with Socialist Approaches

Argentina's socialist housing policies therefore entail resource mobilization in particular through state control and direction of financial resources used to fund the housing projects as well as the prices that are set for the housing projects. Some of the policies within the country are formulated to ensure that all people get an equal chance to access housing, but instead, end up with poor management and squandering of resources. For example, operations of subsidized housing often come with corruption and inefficiency so the targeted people do not even benefit from such facilities (Elmedni, 2018). Indeed, free market factors such as supply, demand, and price justify themselves to balance the housing market. It gives room for private investment and businessmen and private investors to develop affordable houses through the motive of profits and competition.

Key Theories to Highlight

In the Austrian School, the concept of entrepreneurship occupies a very important place as the activity of private

individuals in meeting the needs of the market. Thus, in the free market, the supply side consisting of local entrepreneurs is capable of altering the kinds of available housing as a response to the existing demand (Kirzner, 2015). However, socialist governments usually are inefficient in the distribution and allocation of capital; the money is spent on programs that do not meet the basic demand for housing. The government-driven house construction approach in Argentina has impacted negatively on the private sector by eliminating competition and creative thinking in the housing building industry (Jacobs, 2019).

In conclusion, the Austrian School lays much emphasis on the free market economy approach to housing. Through liberalizing state-organized constraints and enhancing free market forces in Argentina, real estate can be made efficient, fair, and vibrant.

Methodology

This research uses a tripartite methodological strategy to compare the painful effects of socialist policies on the Argentine housing market and assess the possible success of free-market options. It is based on literature research, empirical case studies, and comparative analysis as it is needed to have a rather wide view of the topic.

Literature Research

The first is to carry out an analysis of literature that focuses on the impact that socialist policies have had on the housing market in Argentina. Primary sources of data are books and articles covering issues on rent control, state-sponsored housing development, and subsidy initiatives. These studies outline staple costs consisting of suppressed business activity, resource misallocation, and housing deficits (Elmedni, 2018). For instance, research by Lopez (2020) noted that rent controls in Argentina decrease the general housing quality because they discourage landlords from carrying out renovations. Furthermore, the review shows how bureaucratic procedures hinder new housing investment through constraining economic growth and the achievement of long-term housing shortages (Baer, 2018).

Empirical Case Studies

To provide concrete evidence, specific cases of government intervention in the housing sector are analyzed. Examples include:

- *Rent Control Policies:* Case studies demonstrate how rent caps have led to reduced housing supply and quality. For instance, a 2021 study revealed that rent controls in Buenos Aires caused a 25% drop in available rental properties within three years (Yurtkur & Bayramoğlu, 2012).
- *State-Run Housing Projects:* Analysis of large-scale government housing projects shows inefficiencies in resource allocation and project execution, often leading to delays and poor-quality housing.
- *Subsidy Programs:* Empirical evidence highlights how subsidies primarily benefit higher-income groups due to

flawed targeting mechanisms, leaving the most vulnerable populations underserved (Jacobs, 2019).

Comparative Analysis

The last methodological procedure compares the Argentinean housing market to countries that embraced free market changes or hybrid systems. There is a good example of Chile's deregulation and the involvement of the private sector in housing construction. A study establishes that Chile's voucher-based affordable housing program expanded the opportunities for low-income families to access proper shelter (Saiz, 2022). Likewise, Singapore provides a glimpse of how cooperation between the public and the private sector could help develop efficient and appropriate housing services. Therefore, this analysis compares the housing market data to emphasize free market mechanisms and superior results such as efficiency, resource utilization, and the availability of housing.

The use of such a mixture approach allows for a better understanding of the Argentine housing market, and welcomes the shift to a free-market environment based on a theoretical assumption, having real-life evidence and cross-country comparisons to back up the argument.

The Failure of Socialist Approaches in the Argentine Housing Market

This paper sought to evaluate the effects of socialism on the Argentine housing industry and its findings are on the following exposé; through the brought-out inefficiencies and market distortions regarding the availability and quality of formal housing, Argentina's socialist policies regrettably failed dismally. Government interference has contributed to overregulation, resource misallocation, budget deficits, and lack of a stable business environment to let markets respond efficiently to the housing crisis.

Main Problems

Overregulation

One of the most staggering instances of government overregulation is the rent controls implemented by the Argentine authorities. Although aimed to ensure that people afford houses by placing a limit on the charges for rent, the policy has had the effect of discouraging landlords from carrying out repairs or developments. Consequently, there is a shortage of rental properties, which puts the relationship between demand and stocks out of balance (Elmedni, 2018). Also, regulations on steel construction have limited building and construction work. For example, zoning ordinances and licensing procedures hamper new development projects due to time consumption, act as a hindrance in bringing down the cost, and deter the private sector (Baer, 2018). Bureaucratic pressures increase challenges for developers including bureaucratic delays and regulatory uncertainties, which make it even harder to fulfill housing needs (Jacobs, 2019).

Resource Misallocation

The policies of housing in Argentina have also taken their toll on socialists levying more than a fair share of misallocation. It is a common observation that subsidy

programs planned for low-income groups do not work appropriately as the targeting mechanisms expected to function effectively prove to be inefficient in practice. It appears that middle and upper-income households receive most of the subsidies, thus leaving the target vulnerable population with little support (Yurtkur & Bayramoğlu, 2012). Other housing schemes that emanate from the government are also characterized by poor planning, low productivity, and high levels of corruption. Inadequate funding is the major problem with many projects as many state-funded projects are either not completed or offer a substandard service, despite the utilization of resources that could have been used more efficiently (Jacobs, 2019).

Economic Instability

Argentina's long-standing problem of economic volatility has also taken its toll on the country's housing prospects. Inflation devalues the citizens' purchasing power, put in other way, it becomes almost impossible to own a home. Secondly, high inflation promotes high construction cost that reduces investment in the housing sector for both foreign and local investors (Saiz, 2022). The situation worsens with capital flight where investors sell their stakes and leave the Argentine market due to depreciation of the local currency and regulatory concerns. This is because such an approach minimizes the amount of money that can be invested in the construction of houses thus worsening the shortages (Elmedni, 2018).

Empirical Evidence

Suppressed Market Forces

Case studies show how socialist policies stifle private sector involvement and market dynamics. For instance, over five years, Buenos Aires' rent controls resulted in a 30% decrease in rental property listings as landlords left the market because of unsatisfactory returns (Baer, 2018). Similarly, overly stringent building codes have caused construction projects to be postponed or canceled, resulting in large shortages of available housing (Jacobs, 2019).

Displacement of Private Investors

This means the government has supplanted private players in the provision of houses hence slowing down competition and innovation. Government-aided projects provide unfair competition to private developers and thus become unprofitable hence probably creating more projects to absorb any pan-outing private developers. Such displacement deprives innovation in construction approach and housing design which hardly enhances variety in the housing market (Yurtkur & Bayramoğlu, 2012).

Housing Shortages

Premising their consideration on the fact that interventionist policies have compounded housing deficits, especially in the cities. Government programs result in a continuous quest for cheap sources of energy without factoring in the fundamental need for investment in supply infrastructure. For instance, investigations suggest that although government-supported housing projects are serving as a relief solution, they did not grow at the right pace because

of increasing market demand and are today home to thousands of people without adequate living facilities (Saiz, 2022).

Analysis of Housing Shortages

The policies of Argentina have fostered an interferential housing market that cannot cater to demand. Rent controls and subsidies create temporary fairness to some people, but they are unfair to others mainly because the market cannot grow due to interference from the government. This means that the housing stock is unable to expand with the population as required thus there is overcrowding and deteriorating standards of housing (Elmedni, 2018, p. 104). Also, ineffective state projects do not adapt to the different needs of the people, and most are ignored or excluded from the project plan (Jacobs, 2019).

The failure of socialist strategies in particular in the Argentine housing review is rooted in its proposition's inability to properly consider supply-side and demand-side factors force and resource allocation. Excessive regulation, inefficiency in resource utilization, and fluctuating economies hindered market forces, displaced private investors, and aggravated the housing deficit. Examples drawn from rent control, state housing projects, and subsidies demonstrate the problem of bureaucratic interventionism. To solve all these challenges, the government needs to embrace free market systems to foster effectiveness in the housing market.

Advantages of a Free Market for the Housing Market

The use of a free market has enormous potential in helping the Argentine real estate market, which is ridden with problems that socialist policies induced. This is good for free trade because the free market principles can increase efficiency, fairness, and accessibility empowered by deregulation, improvement of investment conditions, and initiation of market-driven justice. The great potential of the classical principles can be illustrated with a comparative analysis of Chile and Singapore.

Increased Efficiency

Deregulation

Relaxing the regulatory measures in the housing sector is considered as a way of introducing more supply and competition in the market. By deregulating rent and ceiling and abolishing construction controls, market participants are capable of addressing demand freely. For example, if landlords are allowed to fix rents according to the market forces then they are likely to keep up their houses and even fix new ones helping expand the stock of houses (Elmedni, 2018, p. 115). In the same way, relaxed building codes reduce project hitches and expenses, enabling private actors to build various tenement choices (Baer, 2018).

Market-Driven Pricing

Pricing that is linked to the market follows the principle of demand and supply. Since market prices of land to fix rents prevent shortages, developers are encouraged to develop properties in areas of high demand. Such dynamics ensure the availability of houses for people in the right demand, thereby ensuring that people are not more than 2 per house as well as

increasing home affordability over time (Yurtkur & Bayramoğlu, 2012).

Improving Investment Conditions

Domestic and Foreign Investment

This means that legal and regulatory reforms that encourage private investment in the housing market must be stable. When investors feel secure about their rights in properties and inconsistent policies, they feel free to invest in long-term projects. Policies such as less bureaucracy, clear property rights, and foreign investor shield will help in improving the housing sector investment in Argentina (Jacobs, 2019).

Long-Term Capital Formation

Free markets enable the development of financing instruments for the long-term accumulation of funds, for instance, mortgages and Real Estate Investment Trusts (REITs). For instance, Chilean deregulation brought substantial private equity flows to build basic housing derived from a new and creative form of lending (Saiz, 2022). Improved capital means that adequate resources are available for the construction and maintenance of the housing stock supporting the market's growth.

Justice Through Market Mechanisms

Fair Allocation of Housing

Free market conditions are proper ways of balancing the supply and demand for housing since they are market forces. Stakeholder allocation is different from systematic subsidizing since the latter does not allow individuals to choose what they want and where to live based on their budgets. This approach discontinues favoritism but enhances specialization creativity and service delivery by developers for those who require the resources (Kirzner, 2015).

Avoiding Inefficiencies

The interest and role of government in housing delivery is a paramount issue around the globe however, lots of government-led housing initiatives are characteristically mismanaged and influenced by corrupt practices hence leading to the wrong targeting of subsidies, and inefficient and ineffective utilization of resources. The Argentine government ought to adopt the market-based housing provision system to minimize these inefficiencies and guarantee optimal resource allocation in the residential sector, for the benefit of developers and its residents (Jacobs, 2019).

International Comparisons

Chile's Housing Reforms

Chile's deregulation in the 1980s through the authority's shifting of the housing system from a Socialist structural system to a free market structure is an excellent example of the deregulation of housing systems. The government authorized housing vouchers to facilitate low-income earners to access the housing market and hence expand access. Private developers filled the gap through a plethora of new housing types that were created due to market signals, and the housing shortage in the country was eliminated (Saiz, 2022).

Singapore's Public-Private Collaboration

Housing in Singapore is evidence of the success of Public Private Partnerships in developing good and well-functioning housing markets. Regional authorities are primarily responsible for investing in the early stages of creating infrastructure and financing products, while private firms and contractors are mainly entrusted with construction tasks and experimentation. This equilibrium model guarantees sustainable housing delivery, quality, and housing affordability for the residents (Elmedni, 2018). Argentina might consider the same with the support of the conducive environment created by the government to support the private sector.

The benefits of the free market are also clear with concern to the housing market and specific to efficiency gain, attraction of investments, and equity. Reliant on supply and competition deregulation and market-driven pricing ensure that housing is available yet affordable for the population. Legal certainty and new forms of financing encourage investors domestic and foreign, to create favorable conditions for sustainable capital accumulation. Other principles of free market Fair distribution promotes justice as opposed to state-sponsored welfare programs that may be inefficient. The Argentinian case was supplemented with information about international successful reforms in Chile and Singapore which can help Argentina to revive its housing market.

Solutions and Recommendations

The Argentinian problems and their shift from an ineffective centralized planning to a free market require the following solutions and recommendations: A gradual deregulation of the housing market; private investment; stabilization of the monetary policy and; establishment of a stable legal framework. These steps are formulated to keep an eye on both the supply side and demand side and transition the Chinese housing system from a state-led system towards a market-led one as smoothly as possible.

Gradual Deregulation

A phased approach to deregulation is essential to minimize social disruptions while addressing market distortions caused by excessive government intervention.

Phase-out Rent Caps

Measures such as rent control laws that are intended to ensure that house rents remain affordable have on the other hand discouraged the construction of affordable houses as well as discouraged property owners from maintaining these houses. This process of gradually lifting these caps will help landlords move market prices closer to more acceptable levels to force landlords to maintain the properties, as well as invest in new properties. For example, research conducted on housing reforms in Chile found that arguments about rent control eradication enhanced the availability of rental properties by 20 percent after a few years (Saiz, 2022).

Reduce Government Intervention

It is suggested that instead of operating directly in housing markets, the government should withdraw its operation and play the role of a regulator progressively. They noted that when competition is allowed, private players can quickly

come up with a needed number of houses and different ways of providing it thereby enhancing supply (Jacobs, 2019). This process should involve the deregularization of zoning laws to ease construction rationalization of the building permit approval process to avoid construction frustrations.

Strengthening Private Investment

Encouraging private investment is crucial to expanding housing availability and improving affordability.

Tax Incentives

The other possible policy for increasing the supply of housing is providing tax exemptions to construction companies as well as property investors. The government should allow some tax incentives for affordable housing projects because this will ensure developers concentrate on low and middle-income persons more than upper-income earners hence solving Argentina's housing demand problem. For instance, Singapore, its housing policy entails the provision of tax credits for developers involved in public housing leading to well-built cheaper houses (Elmedni, 2018).

Promoting Investments in Affordable Housing

Along with the tax incentives, the government can offer such programs as subsidized loans or grants only for developers who implement affordable housing. The involvement of the private sector can also be used to share costs and resources with the public sector, hence guaranteeing efficiency and timely delivery of the projects (Baer, 2018).

Public-Private Partnerships

Public-private collaboration is critical to addressing Argentina's housing challenges.

Infrastructure Development

The government can enter into cooperation agreements with private companies to build various fixed assets, including transport networks and services to provide support to the construction of housing. These partnerships lower the infrastructure costs for private developers hence widening investment in projects in the residential real estate sector (Yurtkur & Bayramoğlu, 2012).

Housing Projects

The outcomes may be more efficient resource allocation and higher quality because of cooperation between the private sector and the government. For instance, Singapore's Housing Development Board partners with private developers to build affordable public housing, which also encompasses contemporary comfort (Elmedni, 2018).

Stabilizing Monetary Policy

Economic stability is a prerequisite for a thriving housing market.

Fighting Inflation

Housing affordability is the biggest casualty of high inflation because it reduces purchasing power and increases the costs of construction. The government needs to control the inflation levels through cautious fiscal and monetary measures. Further, moderate inflation rates promote durable investment within the housing segment, as both the constructors and the population (Saiz, 2022).

Establishing a Stable Currency

The stability of the currencies is very important to attract both domestic and foreign investors. The financial commitment towards the housing market is likely to happen when risks of depreciation of currency are reduced. In regards to Argentina, it might borrow strategies from Chile such as linking its currency, the peso, and enacting more investor-friendly measures to rally the confidence of foreign investors in the country's real estate market (Jacobs, 2019).

Creating a Stable Legal Framework

A robust legal framework ensures transparency, reduces uncertainty, and protects investors' interests.

Strengthening Property Rights

Appropriate measures protecting property rights are essential to promoting private intra-industry investment in the housing stock. Readable and effective regulations regarding ownership of property and its rights minimize conflict and help create investor confidence. According to the existing literature, it can be evidenced that countries that have well-defined property rights bring about a high increase in private sector involvement in construction (Kirzner, 2015).

Simplifying Bureaucratic Processes

The elimination of numerous procedures also minimizes entry barriers among developers and investors logically. Fragile and bureaucratic formalities of acquiring building permits, registering land, or acquiring zoning approvals will reduce and make the business environment better. For example, Singapore has an effective regulation system regarding housing construction resulting in developers who take less time to complete their housing projects thus enhancing the country's success in meeting housing needs (Elmedni, 2018).

The former is possible through gradual liberalization, vigorous private participation, sound monetary policy, and stability in legal frameworks that shape the Argentinian housing market. Deregulation would improve efficiency by directly involving market forces in supply and demand, while tax incentives and P3s would increase housing construction and additionality. Maintaining inflation rates and the protection of property rights will lead to a healthy flow of long-term investments hence a healthy and fair housing market. Taking such positive foreign experiences of Chile and Singapore to name a few, Argentina can find a reliable direction towards the stable housing reform with equal amounts of fairness and efficacy in the end.

Critical Reflection

Some challenges in moving Argentina's housing market for addressing the socialist policies to a free-market structure include the following. These are political opposition, social contradictions, and the requirement for a strategic approach to sustainable development. It is evident that free-market reforms create efficiency and rationality in businesses and society; nevertheless, these reforms require proper planning and time to gain the trust of the public.

Challenges in Implementation

Political Resistance

Political opposition from players with vested interests in the status quo is perhaps one of the main challenges to reform. Subsidized bureaucracies or bureaucrats implementing rent controls will not easily give up their positions or the subsidies they receive. Furthermore, these narratives render free-market policies appealing to the rich; this phenomenon creates politics against deregulation and privation (Baer, 2018, p. 102). Populations' perceptions towards the shift to a market culture add to the numerous challenges of implementing reform. Some citizens may be fearful of escalating rents or a decline in their options to obtain housing especially where they do not have subsidy arrangements (Elmedni, 2018).

Social Tensions

Eliminating the subsidies and rent controls may lead to short-sighted temporary suffering of the low-income population. As such, if no necessary precautions are taken, such changes may worsen the housing insecurity more so to the vulnerable groups of people. To avoid or reduce social conflicts, reforms should be incremental and should come hand in hand with insurance measures such as, for instance, initial public assistance or subsidies for the more vulnerable individuals (Jacobs, 2019).

Long-Term Perspective

Gradual Reforms

This brings into perspective the need for a phased implementation of reform processes to avoid disruptions. That way, the government will have time to make the changes gradually allowing both the private sector and the public to adjust to the amendments. For instance, the effect of rent regulation can be relaxed gradually rather than exempted at one go, to enable the market to balance out in a long-run equilibrium (Saiz, 2022). It is also necessary to conduct public education which will help to overcome mistrust of the population to free-market principles. This is because citizens only understand the short-term impacts of policies and so enlightening them of the long-term gains to be accrued from deregulation e.g. increased housing supply and quality, would ensure more citizen support for the reforms (Yurtkur & Bayramoğlu, 2012).

Sustainable Development

Housing reforms should be geared towards enhancing the long-term availability and affordability of housing in the market. This entails the formulation of policies that can have fairly predictable levels of private sector commitment while at the same time progressing low-income groups. For example, partnerships between the public and private sectors can use market mechanisms with the accountability of government initiatives (Elmedni, 2018). This means it is also necessary to have strong legal and monetary conditions to fulfill long-term investments and preserve economic sustainability.

Therefore, the factors that characterize its transition to a free-market housing system are germane, but they are not beyond solution. These difficulties can be surmounted through a step-by-step process, raising awareness, as well as

promotion of the sustainable development approach in the selected area of the housing business.

III. CONCLUSION

Several inefficiencies and distortions in Argentina's housing market are evident from this analysis mainly caused by socialist measures. Interference includes rent controls, subsidies, and regulations that have displaced all normal market forces, and discouraged private capital and the end product is economic distortion. These policies have helped to worsen housing deficiencies, decline in quality, and effective provision where efficiency is measured by the Latin American Index of Housing Efficiency.

On the other hand, liberalization offers a positive course that can in one way or another solve these challenges. Through the promotion of deregulation, privatization, and operating market-related prices, Argentina can increase housing stock as well as achieve efficiency and fair distribution. A sound legal environment and well-coordinated fiscal and monetary policies facilitate domestic as well as foreign investments hence capital accumulation for higher economic development.

To achieve these goals, the following policy recommendations are proposed:

- Gradual deregulation to phase out rent controls and reduce government intervention while allowing the private sector to adapt.
- Tax incentives and public-private partnerships to stimulate investment in affordable housing projects.
- Stabilization of inflation and currency to enhance affordability and investor confidence.
- Simplification of bureaucratic processes and strengthening of property rights to reduce barriers to entry and ensure transparency.

However, this study has brought several benefits gained from free market reforms though it realizes some of the constraints. Data accessibility might limit the possibility of broader analysis, and threats to external validity should be viewed against the background of Argentina's economic and political conditions. Further, pouring in reforms may be met with opposition and social issues for which further research should be conducted on transitional strategies and their effects.

It also suggests that the concrete implications of proposed policies for different income categories, the prospects of public-private partnerships, and the means of depolarizing reforms' implementation should be studied in the future. In this way, policymakers can have a clear view of the assignments of the industry and a guide to working on the transformations that must be made to achieve an efficient and equitable housing market in Argentina in the long term.

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