

## Urban Research Symposium 2005



### Land Development, Urban Policy and Poverty Reduction



The World Bank

and

Instituto de Pesquisa Econômica Aplicada — IPEA

Blue Tree Park Brasilia, Brazil

April 4-6, 2005

## Program

### Sunday, April 3, 2005

4:00 – 6:00 PM Registration

### Monday, April 4, 2005

6:00 – 9:00 AM Breakfast

8:00 – 9:30 AM Registration – Foyer Breakout Rooms

#### PART I — PLENARY

9:30 AM

Room

Ballroom 3

#### Introduction and Welcome

Chair: Dr. Ermínia Maricato, Executive Secretary, Ministry of Cities

Welcome Addresses:

Glauco Antônio Truzzi Arbix, President, IPEA

Vinod Thomas, Brazil Country Director, World Bank

Representante do Governo do Distrito Federal

Aser Cortines, Vice-Presidente, Caixa Econômica Federal

Eleotério Codato, Sector Manager, Urban Development, World Bank

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10:45 AM

Room

Ballroom 3

#### Keynote Address

Chair: Dr. Ermínia Maricato, Executive Secretary, Ministry of Cities

Sir Peter Hall, Professor of Planning at the Bartlett School of Architecture and Planning, University College London

Questions & Answers, Open Discussion

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12:00 PM

**Lunch**

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## **PART II — BREAKOUTS**

2:00 – 4:00 PM **SESSION 1**

Room **Urban Growth and Spatial Transformation in an Urban World**

Ballroom 3

Moderator: Alberto Paranhos, ROLAC, UN-HABITAT

Presenters:

- Paulo Coelho Avila, "Interpretation of Population Density Gradients: A Brazilian Perspective"
- Kala Sridhar, "Cities with Suburbs: Evidence from India"
- Weiping Wu, "Migrant Settlement and Spatial Transformation In Urban China: The Case of Shanghai"
- Adriana Fausto Brito, "Equitable Urban Development in Mexican Cities"

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Room - E/F **Urbanization, Land Policy, and Urban Form**

Moderator: Bernhard Dohle, GTZ

Presenters:

- Maria Mercedes Maldonado, "Operación Urbanística Nuevo Usme"
- Ayman Elhefnawi, "Protecting Agricultural Land From Urbanization" (Egypt)
- Edward Leman, "Metropolitan Regions: New Challenges for an Urbanizing China"

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Room – G **The Functioning of Land Markets: Legal, Institutional, and Conceptual Constraints**

Moderator: Nelson Saule Junior, Instituto Pólis and Fórum Nacional pela Reforma Urbana

Presenters:

- Sarah Feldman, "Non-Metropolitan Brazilian Cities Growth: The Legal Lot Industry in Franca - SP"
- Eduardo Moreno, "Building a Global Monitoring System on Secure Tenure: challenges and opportunities"
- Manya Mooya, "Property Rights, Land Markets, and Poverty in Namibia's Extra-Legal Settlements: An Institutional Approach"
- Pedro Abramo, "Mercado De Solo Informal Em Favelas E A Mobilidade Residencial Dos Pobres Nas Grandes Metropolis"

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Room – H **Lessons from Land and Housing Policies for the Poor**

Moderator: Jorge Hereda, Secretário Nacional de Habitação, Ministério das Cidades

Presenters:

- Robert Buckley, "Strategizing Slum Improvement in India: A Method to Monitor and Refocus Slum Development Programs"
- Cecelia Zanetta, "Seeking Better Policies or Just Giving Up Responsibility: The Decentralization of the Argentina's National Housing Fund (FONAVI)"
- John Betancur, "Approaches to the Regularization of Informal Settlements: The Case of PRIMED in Medellín, Colombia"
- Maria Borba, "A Subsidy Policy to Promote Affordable Housing and Wholesome Human Settlements for the Poor"

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4:00 – 4:15 PM **Coffee Break – Foyer breakout rooms**

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4:15 – 6:15 PM **SESSION 2**

Room **Trends in Urban Growth in Developing Countries**

Ballroom 3

Moderator: Thompson Andrade, UERJ, IPEA

Presenters:

- Manuel Perlo, "Recent Trends in Urban Growth and Demand for Land in Mexico City"
- Anamaria Martins, "Facing Urban Redevelopment in Developing Countries"
- Murtaza Haider, "Spatially Disaggregate Analysis of Housing Quality, Urban Services, and Socio-Demographics in South Asia: A Case Study of Rawalpindi, Pakistan"
- Ratchapan Choiejit, "Urban Growth and the Commuting Patterns of the Poor in Bangkok"

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Room – E/F **Land Policies and Access to Urban Land and Housing by the Poor**

Moderator: Eric Heikkila, University of Southern California

Presenters:

- Ramin Keivani, "Enabling Housing Markets or Increasing Low Income Access to Urban Land: Lessons from Iran"
- Carol Rakodi, "Land for Housing in African Cities: Are Informal Delivery Systems Institutionally Robust and Pro-poor?"
- Edésio Fernandes, "Principles, Bases and Challenges of the National Programme to Support Sustainable Urban Land Regularisation in Brazil"
- Tasneem Siddiqui, "Incremental Housing Development Scheme in Pakistan"

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Room – G **Land and Housing Markets: Eviction, Housing Needs, and Social Inclusion**

Moderator: Heloísa Soares de Moura Costa, UFMG and ANPUR

Presenters:

- Alain Durand-Lasserve, "How to Deal with Market Eviction Processes in the Context of Developing Cities"
- William O'Dell and Joseli Macedo, "Affordable Housing Needs Assessment Methodology: the Adaptation of the Florida Model to Brazil"
- Claudio Acioly, "Process Mapping: Disclosing Actors and Citizen Participation in Recife"
- Maria Cavalcanti, "Projeto MERCADO IMOBILIÁRIO INFORMAL: a inclusão social do morador dos loteamentos clandestinos e irregulares"

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Room – H **Land and Housing Financing in Latin America: Impact on Poverty**

Moderator: Aser Cortines, CAIXA

Presenters:

- Daphne Frank, "A Market-Based Housing Improvement System for Low-Income Families: The Housing Incentive System (SIV) in Ecuador"
- David Vetter, "The Role of Private Subnational Credit Markets in Making Land Development More Affordable"
- Markus Rühling, "Institutional Constraints on Property Tax and Semi-Autonomous Municipal Tax Agencies in Peru"
- Carlos Morales-Schechinger, "Land Tax Policy and Urban Inequality in Latin America"

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6:30 PM

**Reception – Hosted by The Cities Alliance**

Salão  
Panorâmico

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## DAY 2 – Tuesday, April 5, 2005

6:00 – 9:30 AM **Breakfast**

### PART II – BREAKOUTS CONTINUED

9:30 AM – 12:00 PM **SESSION 3**

Room – L

#### **Urban Growth and Transport: Infrastructure, Investment, Externalities, and Policy**

Moderator: Eduardo Vasconcellos, ANTP

Presenters:

- Amal Kumarage, "Impact of Transport Infrastructure & Services on Urban Poverty and Land Development: A Case Study- Colombo, Sri Lanka"
- Daniel Graham, "Transport Investment, Agglomeration and Urban Productivity"
- Ieda Maria de Oliveira Lima, "Controle das externalidades negativas do transporte e trânsito por meio da gestão do crescimento urbano"
- Carlos Betancourth, "Política Urbana Integral: El caso de países de ingresos medios (Colombia-LA)"

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Room – E/F

#### **Urban Policies: Fiscal and Financial Aspects**

Moderator: Diana Meirelles da Motta, Secretária de Desenvolvimento Urbano e Habitação do GDF

Presenters:

- Maria Cristina MacDowell, "Financiamento Municipal e Urbano no Brazil – uma abordagem analítica"
- David Dowall, "Urban Land Markets and Urban Land Development: An Examination of 3 Brazilian Cities"
- Luís Fernando Massonetto, "Potencialidades extra-fiscais do imposto sobre a propriedade"

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Room – G

#### **Land and Housing Markets Relationship with Environment, State Institutions, and Disaster Management**

Moderator: Marlene Fernandes, IBAM

Presenters:

- Jieming Zhu, "Commons and Anticommons: Role of the State in the Housing Market"
  - Haroldo Torres, "São Paulo Peri-Urban Dynamics: Some Social Causes and Environmental Consequences"
  - Glenn Pearce-Oroz, "Limits to Large-Scale Reconstruction: Constraints on Land Development for the Poor in an Inadequately Functioning Land Market with Unenforced Regulations"
  - Jelena Pantelic, "Post Modern Urbanization and the Vulnerability of the Poor"
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Room – H	<p><b>Urban Development and Poverty in Latin America</b></p> <p>Moderator: Fernando Rezende, Fundação Getúlio Vargas</p> <p>Presenters:</p> <ul style="list-style-type: none"> <li>• Sonoe Sugahara, "Infra-Estrutura dos Domicílios Brasileiros: Uma Análise para o Período 1981-2002"</li> <li>• Benjamin Reif, "The Promotion of Large-scale Developed Land in Venezuela"</li> <li>• Marianne Fay, "The Urban Poor in Latin America"</li> <li>• Maria da Piedade Morais and Carlos Wagner Oliveira - "Residential Segregation and Social Exclusion in Brazilian Housing Markets"</li> </ul>
12:00 – 2:00 PM	<b>Lunch</b>
2:00 – 4:00 PM	<b>SESSION 4</b>
Room – L	<p><b>Urban Expansion, Residential Segregation and Informal Settlements Metamorphosis</b></p> <p>Moderator: Emílio Haddad, FAU/USP</p> <p>Presenters:</p> <ul style="list-style-type: none"> <li>• Remy Sietchiping, "Prospective Slum Policies: Conceptualisation and Implementation of a Proposed Informal Settlement Growth Model"</li> <li>• Suzana Pasternak, "A Favela que Virou Cidade"</li> <li>• Martha Schteingart, "Urban Expansion, Land Development And Poverty In Mexico"</li> </ul>
Room – E/F	<p><b>Urban Growth and Public Expenditures on Municipalities</b></p> <p>Moderator: Flávia Brasil, Fundação João Pinheiro</p> <p>Presenters:</p> <ul style="list-style-type: none"> <li>• Cynthia Goytia, "Private Residential Investment Growth: Implications on Municipal Revenues and Socio-Economic Indicators (The case of the municipality of Pilar)"</li> <li>• Somik Lall, "Examining the Growth of Brazilian Cities: Public Expenditures, Institutions, and Natural Advantage"</li> <li>• Alex Abiko, "Custos Básicos de Empreendimentos de Urbanização de Favelas no Brasil"</li> </ul>
Room – G	<p><b>Urban Development Externalities: Analysis and Planning</b></p> <p>Moderator: Charles Curt Mueller, Universidade de Brasília</p> <p>Presenters:</p> <ul style="list-style-type: none"> <li>• Salvador Mendoza, "La inseguridad urbana, campo de investigación para la economía"</li> <li>• Gilles Spielvogel, "Spatial Externalities Between Brazilian Municípios and their Neighbours"</li> <li>• Rosendo Pujol, "In San Jose, Costa Rica, Effective Metropolitan Planning and Selective Infrastructure Investment Can Improve the Quality of Life for the Poor"</li> </ul>

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Room – H      **Housing Policies: How do they impact the standard of living of the poor?**

Moderator: Márcio Valença, UFRN

Presenters:

- Ciro Biderman, "Economic Impacts of Sao Paulo Downtown Rehabilitation"
- Belinda Yuen, "Squatters No More: Singapore Social Housing"
- Carolina Fonseca, "The Challenges of State-Municipality Partnerships in Self-Help Housing Programs: Assessment of a Large-Scale Intervention in the State of Sao Paulo, Brazil"
- Rasmus Precht, "Informal Settlement Upgrading and Low-income Rental Housing in East Africa"

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4:00 – 4:15 PM      **Coffee Break – Foyer of Breakout rooms**

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4:15 – 6:15 PM      **Special Session on Governo Distrito Federal – Round Table on *Vila Estrutural* Integrated Slum Upgrading Project**  
Room - E/F

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### DAY 3 – Wednesday, April 6, 2005

6:00 – 9:00 AM      **Breakfast**

#### PART III – PLENARY

9:00 – 11:00 AM      **Special Session – Urban Research: The State-of-the-Art**

Room  
Ballroom 3

Chair: Raquel Rolnik, Ministry of Cities

Speakers:

- David Dowall, University of California, Berkeley
- Martim Smolka, Lincoln Institute of Land Policy
- Marianne Fay, World Bank

Discussant:

- MV Serra, World Bank

Questions and Answers

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11:00 – 11:15 AM      **Coffee Break**

Foyer of Ballroom 3

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11:15 AM – 12:45 PM      **Open Discussion of Research Agenda Priorities and Follow-Up**

Room  
Ballroom 3

Chair: Jorge Wilhelm, Jorge Wilhelm Consultores Associados

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12:45 PM – 1:00 PM      **Closing**

Room  
Ballroom 3

Jorge Mattoso, Presidente, Caixa Econômica Federal  
Maryvonne Plessis-Fraissard, Transport and Urban Development, Director,  
World Bank

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1:00 PM      **Lunch**

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## Site visit

- 2:00 PM Meeting at the Blue Tree Park Lobby for Bus Tour to selected spots and housing project's sites in the Federal District
- Visit to the Esplanada dos Ministérios (Ministries' Mall), the core of Brasília's urban conception and where one can find the most representative buildings of Oscar Niemeyer's architecture
- 2:20 PM Visit to the first 'Neighborhood Unit' built in Brasilia (SQS 108/308/107/307), back in the 1960s. This is the Lucio Costa's version of a principle originally proposed by Clarence Perry, and formerly implemented in Stein and Wright's project for Radburn, NJ. Among his ideas are new neighborhood units, dimensioned as a function of walking distances among households and elementary schools (600 meters), set apart from main through roads, to avoid "the automobile menace";
- 2:50 PM Departure towards Vila Estrutural;
- 3:05 PM Tour of Vila Estrutural. One the largest informal settlements in the Federal District, its name derives from a nearby expressway. Its origin dates back from the sixties when scavengers settled in the area, making a living by rummaging through the waste dumped in the city's landfill. Today, the slum is home for a population of more than 25 thousand people. Vila Estrutural sits on top of an environmentally fragile area, adjacent to a major National Park. It is currently the object of a slum upgrading project being negotiated with the World Bank.
- 3:50 PM Departure towards Blue Tree Park;
- 4:20 PM Arrival at Blue Tree Park Hotel.