

FIG-/UN-HABITAT Seminar and Dialogues:

## Improving Slum Conditions through Innovative Financing

### “Land Policies Across Geography and Time”

An overview of Land policy issues based on Lincoln Institute's experience in Latin America

## Improving Slum Conditions through Innovative Financing

*Lessons learned and exchange of experience between  
and within regions - is it possible?*

- 13 yrs of activities- a compelling sense of *déjà vu*
- Sweeping generalizations of “*seen one, seen them all*” - type
- Impassioned statements claiming uniqueness
- Everyone is convinced of the singularity of his/her country, city, district

... The most salient issues lies somewhere between the commonalities and singularities

## Improving Slum Conditions through Innovative Financing

*Share a poor performance record in  
“Just and Sustainable shelter”:*

- Recovery publicly generated land value increments
- Urban infrastructure and services
- Provision of housing alternatives for the poor
- Strong culture of Urbanistic delinquency
- Taxation of land
- Hostile environment for implementing sound Land policies

## Improving Slum Conditions through Innovative Financing

*Commonplace Diagnosis:*

- Hard to comply with elitistic urbanistic norms and regulations
- Clientelistic practices
- Regularization policies on informality with negative effects
- Market distortion

# Improving Slum Conditions through Innovative Financing

*Unavailable or untapped resources:*

- Lack of operational capacity
- Unscrupulous behaviour managing existing resources
- Example of paralysis - Transferable development rights as currency
- Public compensations to private landowners
- Urban land, an asset to demonstrate privileges rather than generate needed resources for a broader community

*Resources exist but not the capacity and willingness to tap into them.*

# Improving Slum Conditions through Innovative Financing

*Lack of existing Information or the capacity to use it*

*Cadastral, LIS, empirical research*

- Exists, but not the capacity to use it! Find, recognize, organize and *interpret* it.
- Valuable rich information, applied at best superficially or ceremonially
- Public officials' inability (unwillingness) to assimilate and translate into operational results.

## Improving Slum Conditions through Innovative Financing

### *Lack of Dialogue between Urban planners and Public Finance Officials*

- Planners mostly concerned with quality of the built environment restricted to a small area of the city
- Fiscal officials seeking to maximize public revenues
- Planners overlooking how projects should be financed and how urban forms affects the tax base
- Impacts of tax collection practices on land uses
- Economic and/or financial benefits spatially and socially circumscribed. Gentrified enclaves.
- Real direct and indirect costs largely ignored or unaccounted for, if not deliberately misrepresented

### *Addressing the core of Sustainable Development*

## Improving Slum Conditions through Innovative Financing

- Projectification -disease
- Permanency of the rules of the game -major component affecting private agent s behaviour
- Creating a self-defeating cycle Counting on discontinuity
- Promising ideas never implemented successfully

### ***Important signs of consistent improvements***

*Local solutions! Need to look more closely at available resources and recognize their value*

## Improving Slum Conditions through Innovative Financing

### *A broader range of Stakeholders*

- \* Capable of implementing better land policies
- \* Capable of demanding policy responses from public agencies
- \* Land policy should transcend party politics
- \* Achieve constructive dialogue
- \* Bridge the gap in communication and interaction

*Public officials at different govt levels, civil society, urban development professionals in diverse disciplines*

### *Linking the Land Administration Chain*