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## LANDac in Quito

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**Fabrica Ciudad: LANDac research, policy & practice in urban land governance** (*Organizers: LANDac & Utrecht University*)

Day and time: Monday, October 17, 15.00 – 16.45 PM

Venue: Centro Cultural Benjamin Carrion, Jorge Washington E2-42 y Ulpiano Páez, Quito

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On Monday October 17<sup>th</sup> 2017, LANDac organized an event on land governance, with a focus on linking research and policy. The event was organized together with Pakhuis de Zwijger within their Fabrica Ciudad programme, and was held in Centro Cultural Benjamin Carrion, close to the conference venue. The session was opened and chaired by Gemma Betsema, who introduced the objectives and work of LANDac to a broad audience. By showing a brief video from Oxfam International on land grabbing in rural Philippines, she introduced LANDac's main focus – new pressures and competing claims on land and natural resources – while highlighting important parallels between the rural land grab debate and urban discussions around land governance. Three main entry points for work on urban land governance were focused upon: competing claims on land within urban centers; increased pressures on peri-urban areas through expanding cities; and the urbanizing effects of rural areas that attract large-scale investments and therewith attract migrants in search of employment opportunities. These three main areas of urban land governance were further illustrated by the three research pitches by Femke van Noorloos, Murtagh Read and Christien Klaufus.

Dr. Femke van Noorloos presented her research on the emergence of new towns in Africa. With regard to the relation between urbanization and land governance or pressures on land in the rural-urban fringe, the development of 'new cities', often seen as instances of top-down and private-led urbanism, is an interesting tendency across the African continent. Even if many of them are only plans on paper yet, they can potentially have an important influence on how African urban areas plan their future and how land plays a role in that. The presentation included various examples of current and planned projects, and questioned these projects' consequences in terms of displacement and resettlement; their productive economic linkages; and their speculative character. Murtagh Read, presented his ongoing research on urban development and land governance in Beira Mozambique. His presentation called attention to the lack of a political vocabulary in the New Urban Agenda. By discussing current dynamics at the local and institutional level in Beira, he demonstrated urban development to be intimately intertwined with processes of conflict, competition and negotiation. He argued that due to the lack of a vocabulary recognizing these dynamics, the New Urban Agenda risks obscuring the very dynamics which will ultimately determine its own success. Dr. Christien Klaufus presented land governance dilemma's with regard to Latin American 'landscapes of the dead'. She argued that urban land scarcity influences the accessibility of cemeteries; a situation that principally affects people from vulnerable groups who can no longer afford to rent or buy a dignified grave for their loved ones. Formal cemetery governance is often directed towards generating new sources of income, turning graves and cemetery buildings into real estate property and transforming public

cemeteries into privatized spaces. In some cases, for example in Lima, the reduction of access to public deathscapes results in the creation of new informal burial spaces in the urban periphery.

Up to 20 people from various countries attended this session, many of which were Latin American students. The Pakhuis de Zwijger team expressed their interest to organize a follow up together with LANDac at the start of next year at PdZ Amsterdam.

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Netherlands Pavilion: **Sergio Fajardo (Medellín) about inclusive urban development; with responses from Daviz Simango (Mayor of Beira) and Annemarie Penn-Te Strake (Mayor of Maastricht)** (*Organizers: LANDac*)

Day and time: Tuesday, October 18, 14.00 – 15.30 PM

Venue: Exhibition hall at the National Assembly, Area F, stand 117

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On Tuesday, October 18th LANDac organized a keynote speech by Prof. dr. Sergio Fajardo about the Social Urbanism policies he implemented in Medellin, Colombia, between 2003 and 2007. As Mayor of Medellin, Dr. Fajardo was able to turn one of the most violent cities in Latin America into a success story quoted worldwide.

The keynote lecture took place in the Netherlands pavilion, situated within the Exhibition Hall close to the Habitat III venue. Mr. Kees Rade from the Dutch Ministry of Foreign Affairs opened and closed the session, which was chaired by Dr. Christien Klaufus (LANDac/ CEDLA). The pavilion was packed with an international public of more than 50 people that came to attend Prof. Fajardo's lecture of approximately 45 minutes. Mayor Mr. Penn-Te Strake from Maastricht and mayor Simango from Beira (Mozambique) reflected upon Fajardo's presentation, each with comments and questions related to their own city and urban development policies. The three guests discussed dilemma's related to technocratic planning, the financial aspects of land governance and the relationship between local and national governments, after which the large and active audience was keen to participate in the discussion. More than 50 people attended the session.

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Official Habitat III side-event: **Urban land development for all – Experiences from Beira (Mozambique), Quito and Cuenca (Ecuador)** (*Organizers: Ministry of Foreign Affairs, City of Beira and LANDac*)

Day and time: Thursday, October 20, 9:30 – 10:30 AM

Venue: Casa de la Cultura Ecuatoriana "Benjamin Carrion" (main conference venue), room MR7

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**Official Habitat III side-event: Urban land development for all – Experiences from Beira (Mozambique), Quito and Cuenca (Ecuador)** (*Organizers: Ministry of Foreign Affairs, LANDac*)

*Moderated by Maarten Gischler (Dutch Ministry of Foreign Affairs) and Dr. Christien Klaufus (LANDac/ CEDLA)*

On Thursday, October 20th, LANDac and the Dutch Ministry of Foreign Affairs organized a formal Habitat III Side Event on land value capture and social housing within the context of urban development in Beira Mozambique. Beira is a bustling port city which has struggled with climate vulnerability, unplanned urbanization and its institutional autonomy vis à vis the central state. The event consisted of presentations from stakeholders involved in Beira and was followed by reflections by several experts from Ecuadorian cities who shared their past experiences with land value capture, social housing and urban development.

Maarten Gischler of the Dutch Ministry of Foreign Affairs opened the side event by asking how Beira's urbanization can be steered from an ad hoc to a planned process. This question also describes the key objective of the Beira Masterplan Programme, which is a long term partnership between the Netherlands and the municipality of Beira. He went on to describe the challenges of translating urban plans into visible change, noting how a previous Dutch supported planning intervention in 1998 had not resulted in any visible implementation. Translating urban plans into visible change requires an approach whereby urban planning is directly related to mechanisms for implementation. In describing Beira's urban development challenges Mr. Gischler touched on some of the most pertinent issues of the New Urban Agenda being faced by urban regions throughout the World.

After Mr. Gischler's introduction the Mayor of Beira Daviz Simango went on to describe some of the challenges faced by the city government, as well as some of the solutions proposed by the Masterplan Programme. He demonstrated that poverty is a defining feature of Beira's current demographic make-up, with 60% of the population living from an income of 1-3 USD a day. He went on to describe how future housing initiatives would be funded by land value capture associated with (industrial) real estate development. This value capture is planned to be enabled by the establishment of a Land Development Company (LDC), a public-private venture between the municipality and the Dutch development bank FMO. Mr. Simango also explained how the land use and management changes associated with the LDC would inevitably be associated with resettlements, which he assured would be undertaken in accordance with IFC guidelines.

Mr. Simango's presentation was followed by Larry English, chief executive of the effective housing enterprise network REALL. He provided a detailed presentation of his organization's approach and current project in Beira. Mr. English argued that slum development in cities is a symptom of a delivery gap between urban populations and local governments. The strategy of REALL therefore consists of establishing a Housing Development Enterprise which serves to bridge finance and housing to populations previously excluded by the housing market. With this goal REALL in Mozambique intends to develop housing at a price of around 5000 USD per unit.

The three presentations on the Beira Masterplan Programme were followed by three experts from Ecuador, who offered reflections on Beira's urban development challenges in reference to past experiences in several Ecuadorian city's. Dr. Christian Zamora, councilor of Cuenca city discussed how the city had expropriated land to develop social housing. Compensation took place based on the cadastral value, thus allowing for lower compensation than the market value. He stated that the expropriation was a political decision which had been taken by the mayor. The social housing development in Cuenca had integrated several social components to support the livelihoods of the urban poor affected by the expropriation. These components had included the provision of

employment opportunities in the construction sector as well as the establishment of informal markets facilitating the consumer demands coming from new neighborhoods, thus recognizing and incorporating informal entrepreneurs into the urban development process.

Mr. Zamora was followed by housing expert Laura Cedrés who argued for the importance of 'making municipalities leaders' in the implementation of the New Urban Agenda. She stated that private actors constitute a crucial strategic partnership in urban development processes, but that it should be the municipality that defines the 'rules of the game'. These rules should prioritize public interests, secure housing for the poor and guarantee the 'right to the city'. She explained two vital components in realizing such a strategic partnership. 1) Creating a legal framework for social housing and 2) Attracting various forms of (private) funding through the provision of incentives for investment into social housing. In reference to past experiences in Ecuador, Ms. Cedrés also demonstrated how the provision of social housing on cheap land in city outskirts can potentially lead to the reproduction of poverty dynamics.

Urban designer and architect Dr. Boris Albornoz provided the final contribution to the side-event. He compared the challenges of Beira, a port city, to that of two port cities in Ecuador. His main argument was that ports should adapt to cities, not the other way around. Within this context public interests should determine how cities should be built. Mr. Albornoz discussed a variety of potential land value capture strategies, such as rezoning, cadastral updating and real estate development, arguing passionately that a subordination of private interests to that of the public should be central in land value capture. In reference to the current institutional challenges of Beira, he recommended the municipality to further struggle to secure municipal revenues from the value accrued through the port.

The speakers were followed by interactions from the audience who expanded the reflections and input of the session further. The session was attended by some 50-60 attendants with a professional and regional diversity reflective of the HABITAT III conference. As a whole the side event provided an engaging exchange between two regional contexts which, despite their apparent differences, have faced similar challenges of expanding social housing, mobilizing private capital for public ends and addressing informality. The contributions also demonstrated the complexity and political nature of urban development processes whereby expropriation and land value capture can either serve or harm sustainable development, depending on how private and public interests are balanced. In doing so the session not only addressed some of the central issues of the New Urban Agenda, but simultaneously served to illustrate the centrality of land governance within contemporary discussions on sustainable urbanization.

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