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5 reasons why a ‘smart growth’ policy is needed in Latin America and the Caribbean

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Urban Development and Housing
Inter-American Development Bank

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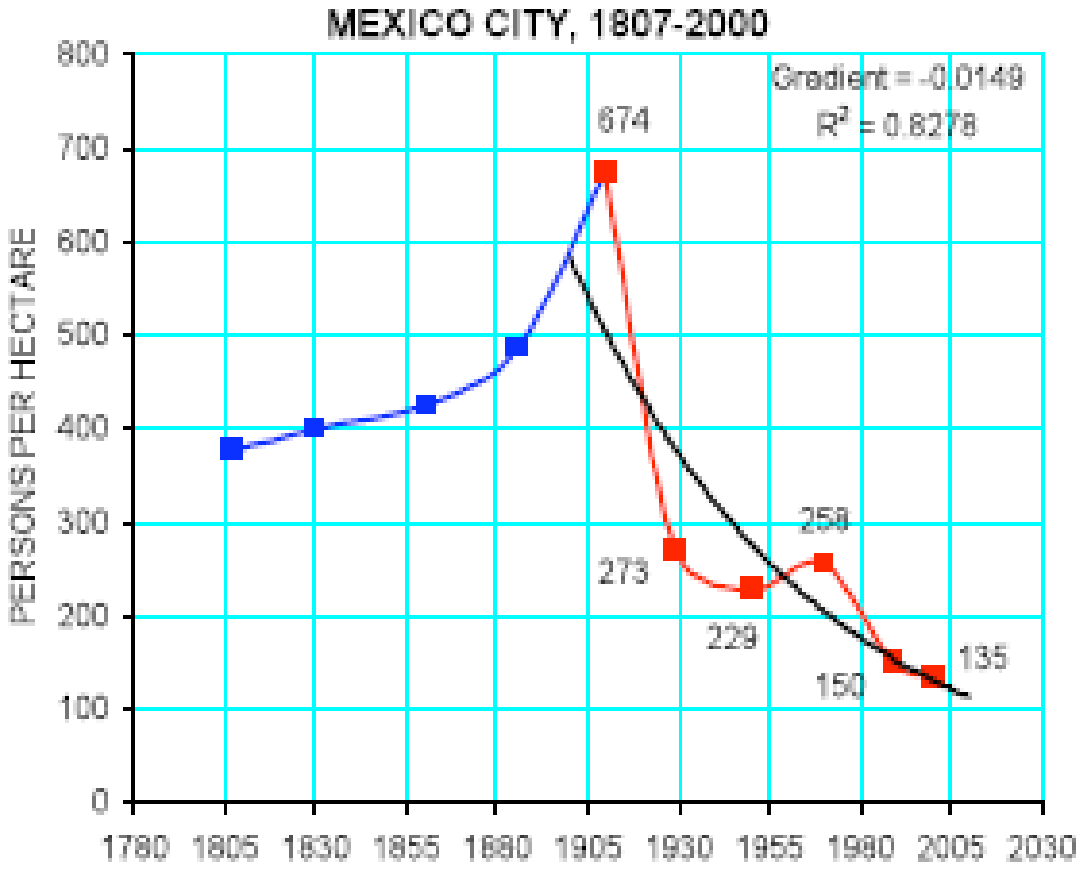
May 2014

1. Urban densities have been decreasing in the region…

Density Change in Mexico City 1807 - 2000



Source: Angel et al. (2010)

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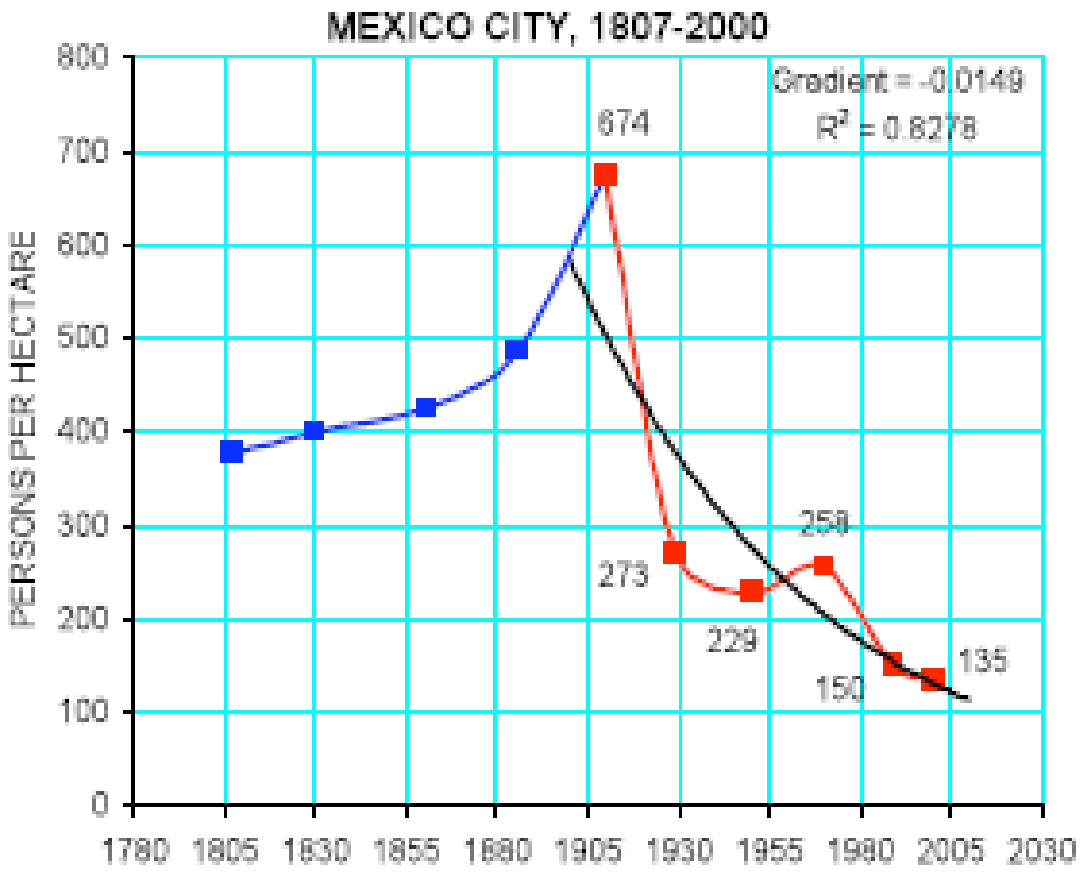

“Persistent Decline in Urban Densities in LAC”:

Buenos Aires: 238 to 74

Guatemala: 186 to 76

Santiago: 225 to 102

Sao Paulo: 192 to 88

Source: Angel et al. (2010)

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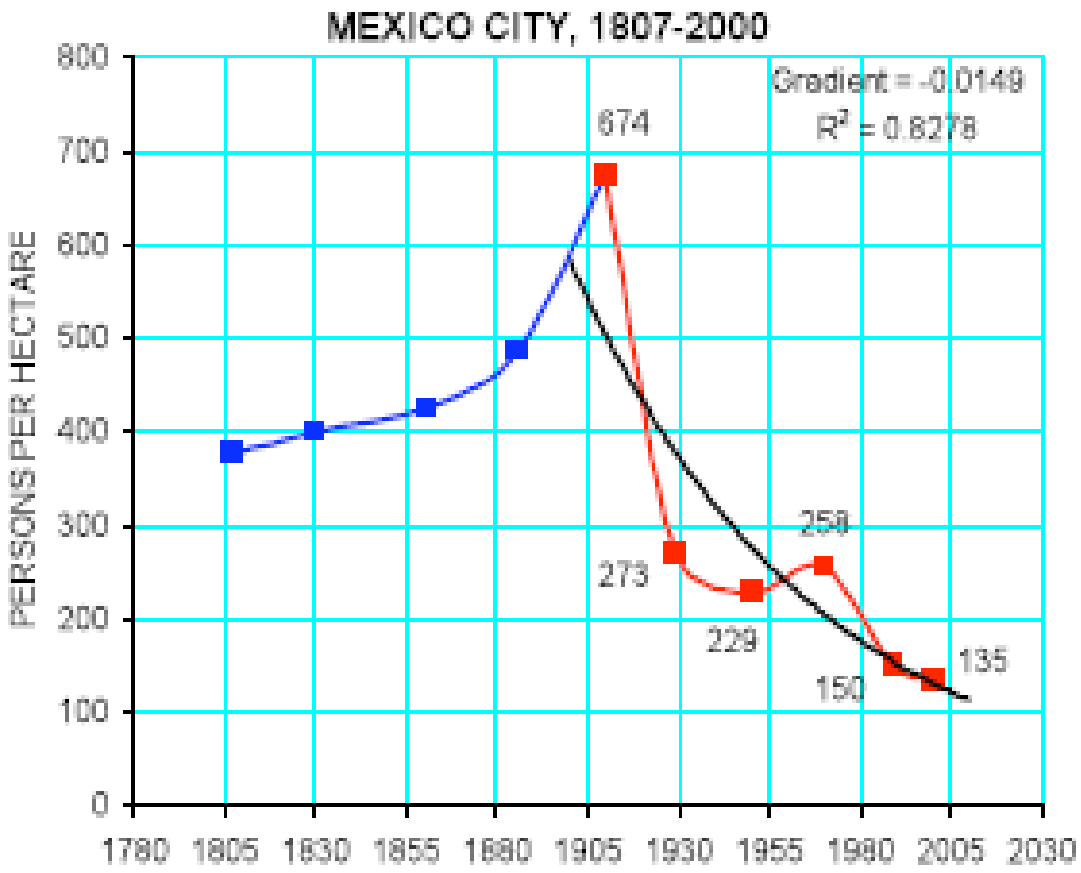

"Persistent Decline in Urban Densities in LAC":

Buenos Aires: 238 to 74

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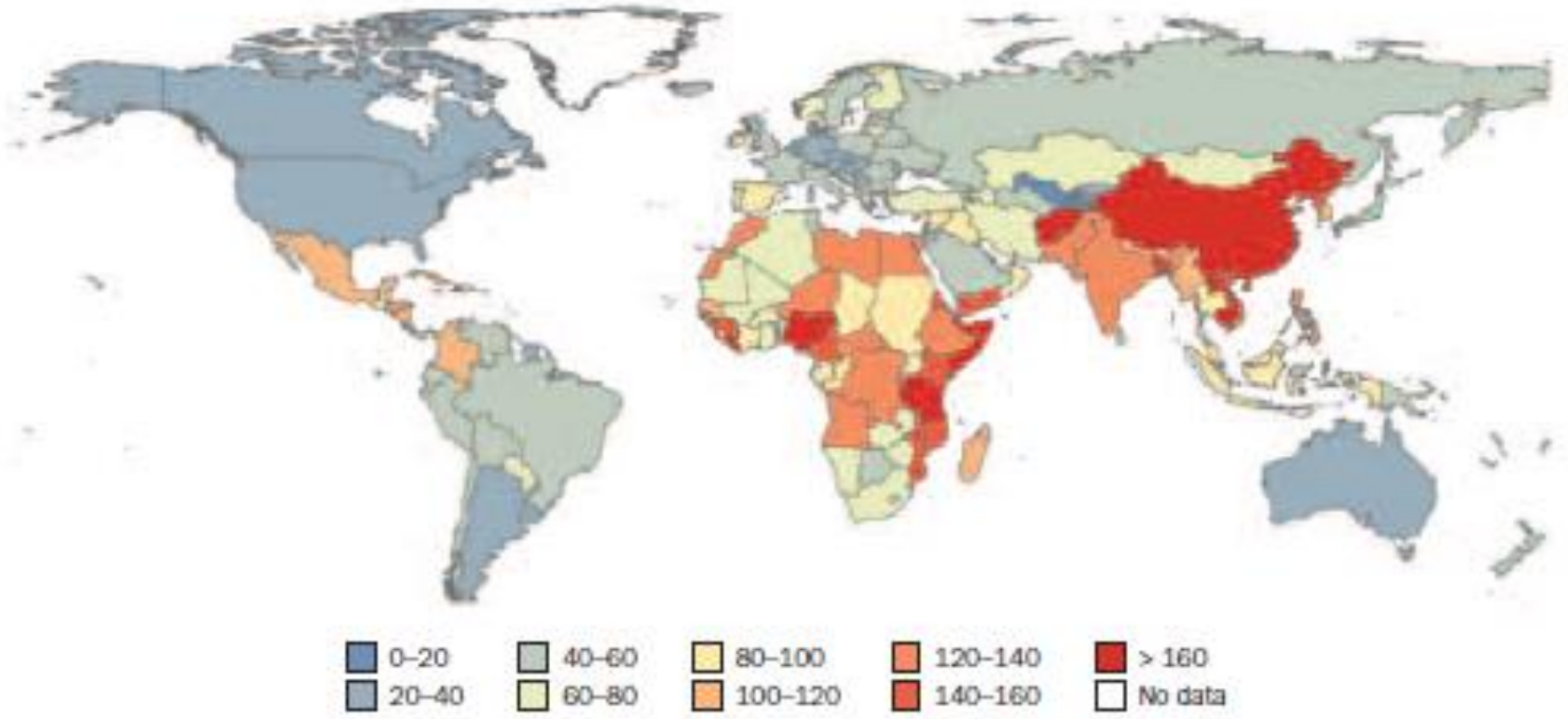
Average for 30 global cities: 416 to 102

Source: Angel et al. (2010)

1. Urban densities have been decreasing in the region…

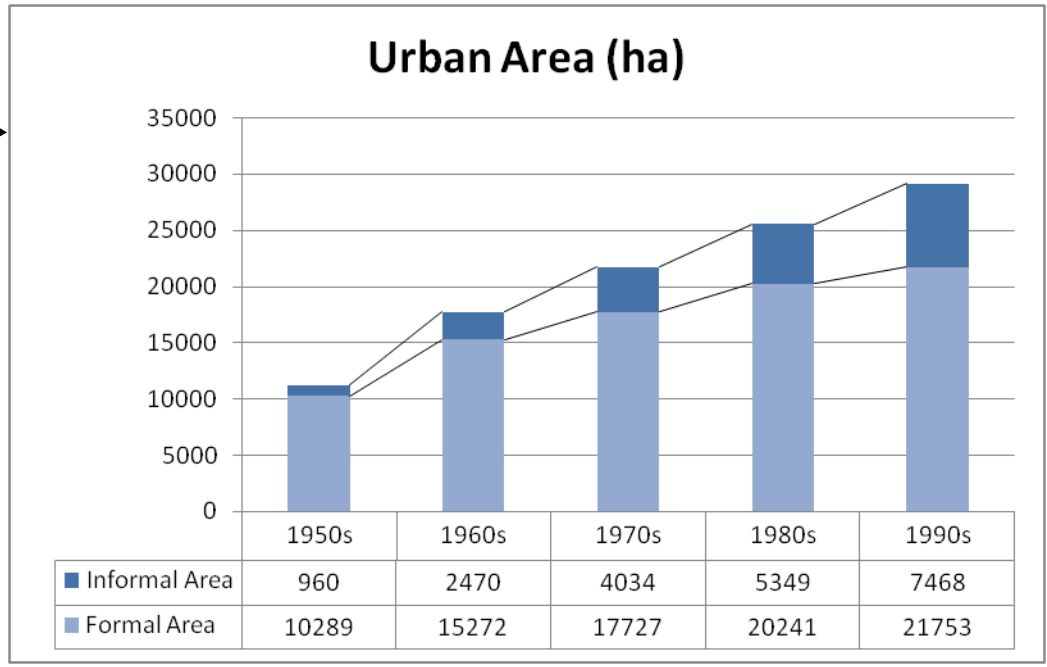
Average Density in Large Cities (persons/ha) 2000



Source: Angel et al. (2010)

2. Informal Urbanization

Example from Bogota, Colombia:
•7.468 ha of ~30.000 were informal settlements in 2000

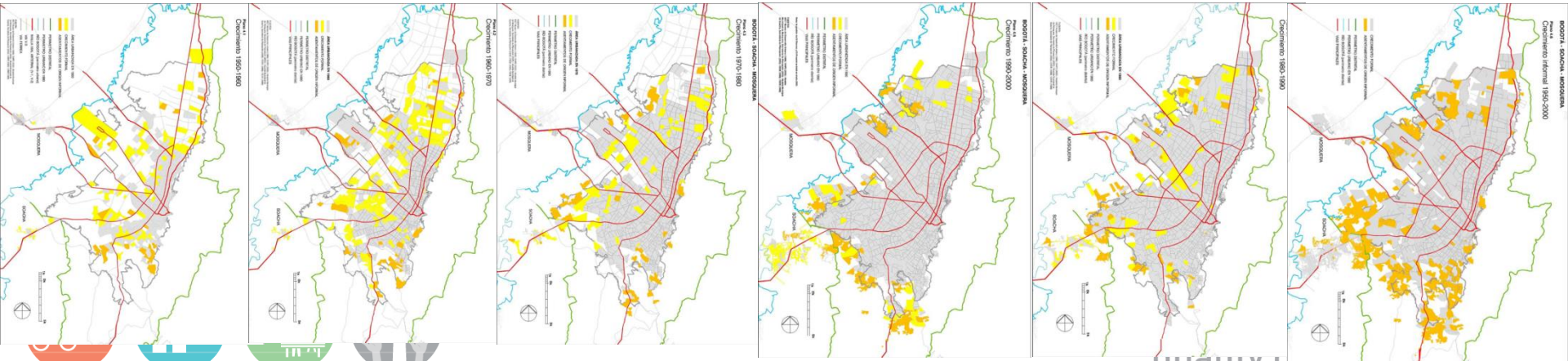


	1950s	1960s	1970s	1980s	1990s
Informal Area	960	2470	4034	5349	7468
Formal Area	10289	15272	17727	20241	21753

Self-constructed housing lacking:

•Infrastructure,
•Public spaces,
•Social services,
•Property titles and
•Planning permissions

1950s 1960s 1970s 1980s 1990s TOTAL

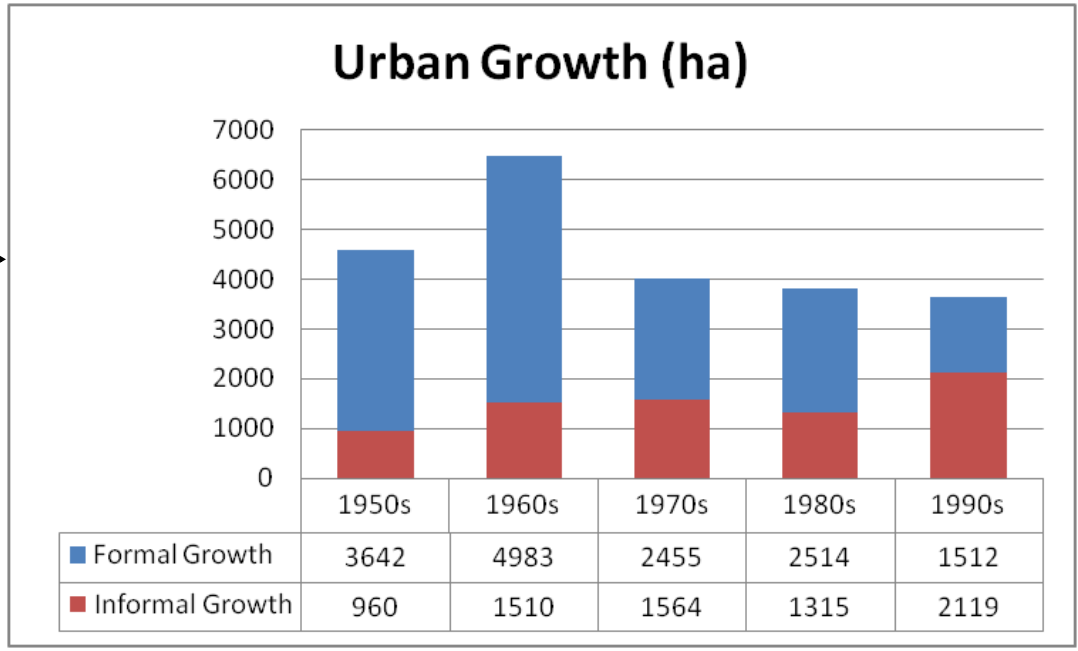


Source: http://www.redbogota.com/endatos/0100/0140/01412.htm

2. Informal Urbanization

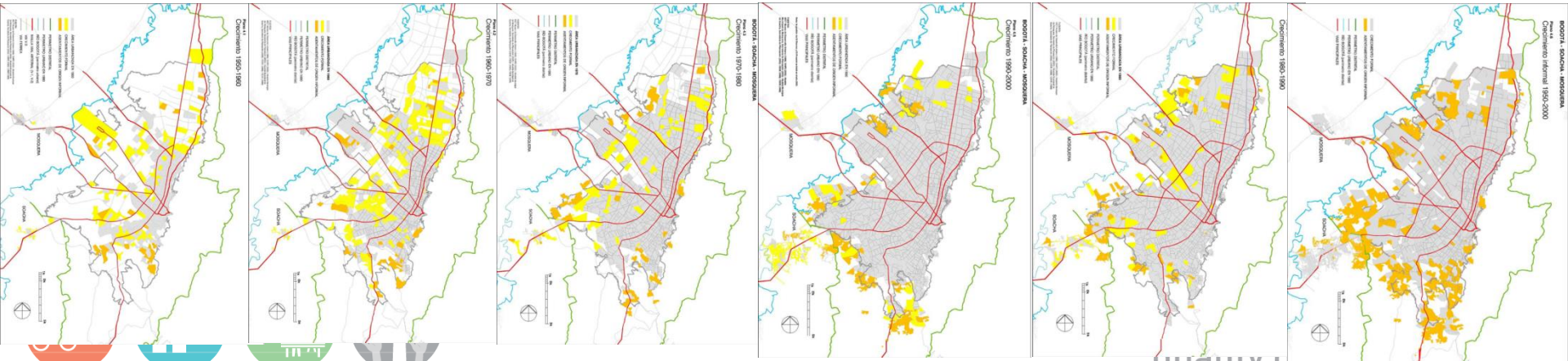
The problem:

- 7.468 ha are informal settlements
- This is 33.1% of the urban growth 1950-2000



	1950s	1960s	1970s	1980s	1990s
Formal Growth	3642	4983	2455	2514	1512
Informal Growth	960	1510	1564	1315	2119

1950s 1960s 1970s 1980s 1990s TOTAL



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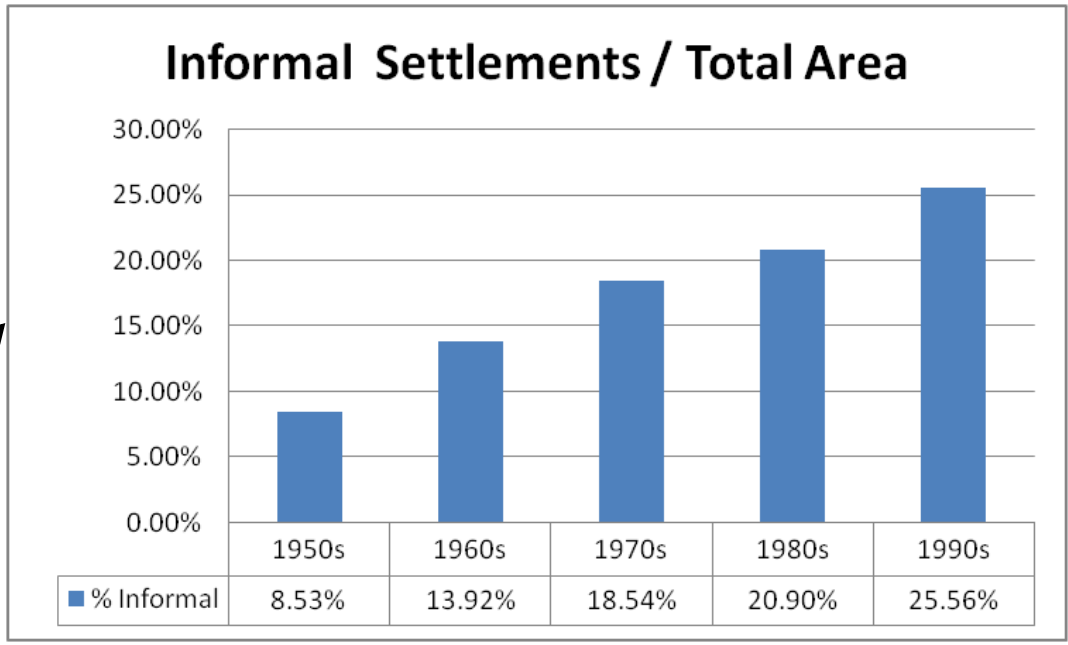
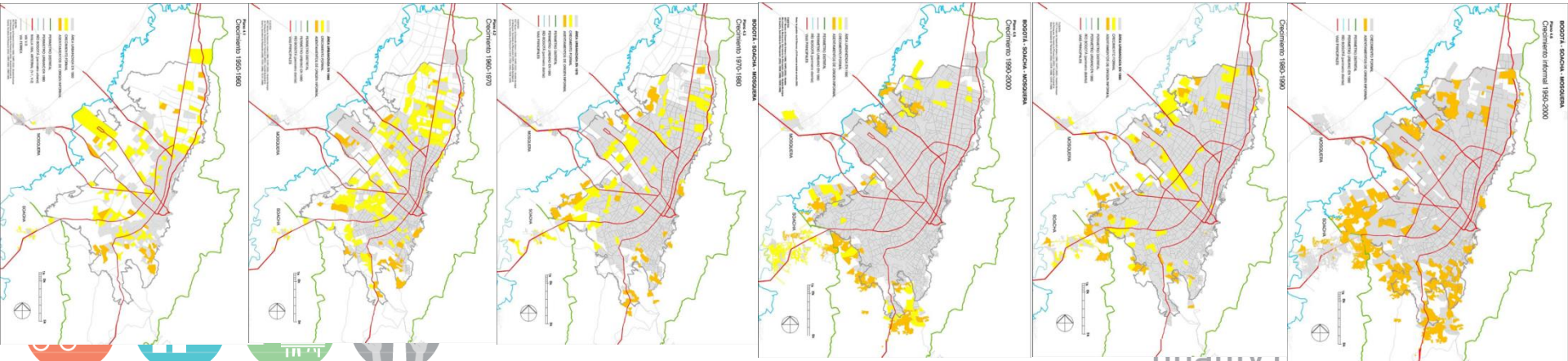
- And it is growing faster: from 8.5% of the total area in 1950 to 25.5% in 2000



1950s | 1960s | 1970s | 1980s | 1990s | TOTAL



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The problem:

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•This is 33.1% of the urban growth 1950-2000

•And it is growing faster: from 8.5% of the total area in 1950 to 25.5% in 2000

Negative outcomes:

•Substandard housing,

•Inefficient land use patterns,

•Expensive curative policies,

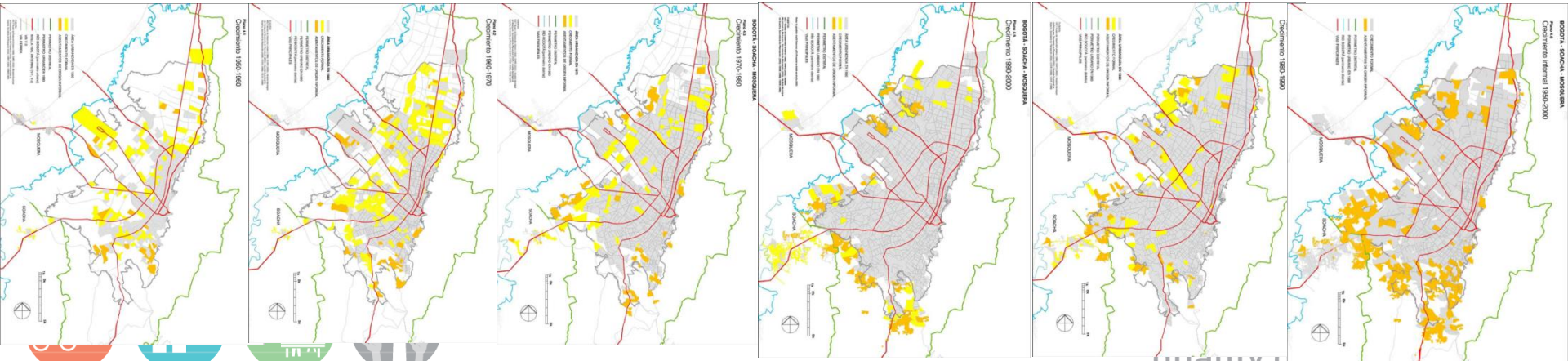
•Spatial segregation,

•Urban sprawl,

•Discontinuous growth,

•Urbanization of zones of high risk

1950s 1960s 1970s 1980s 1990s TOTAL

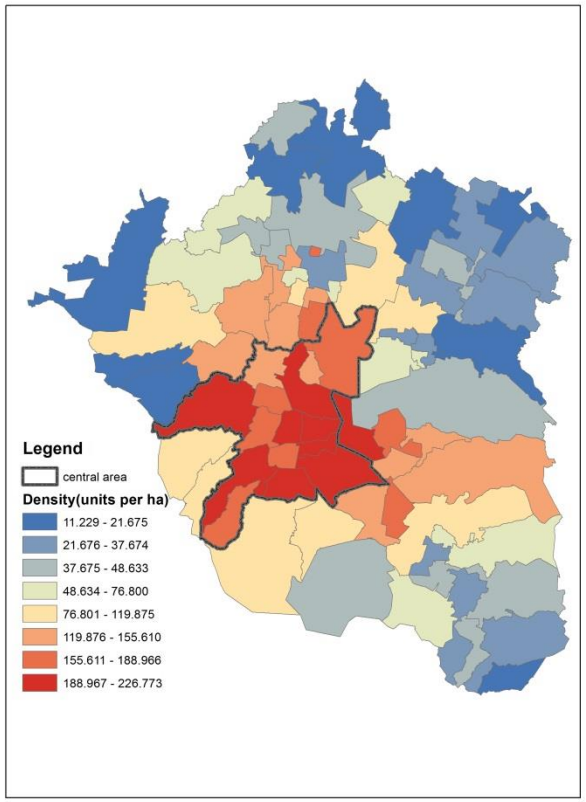


Source: http://www.redbogota.com/endatos/0100/0140/01412.htm

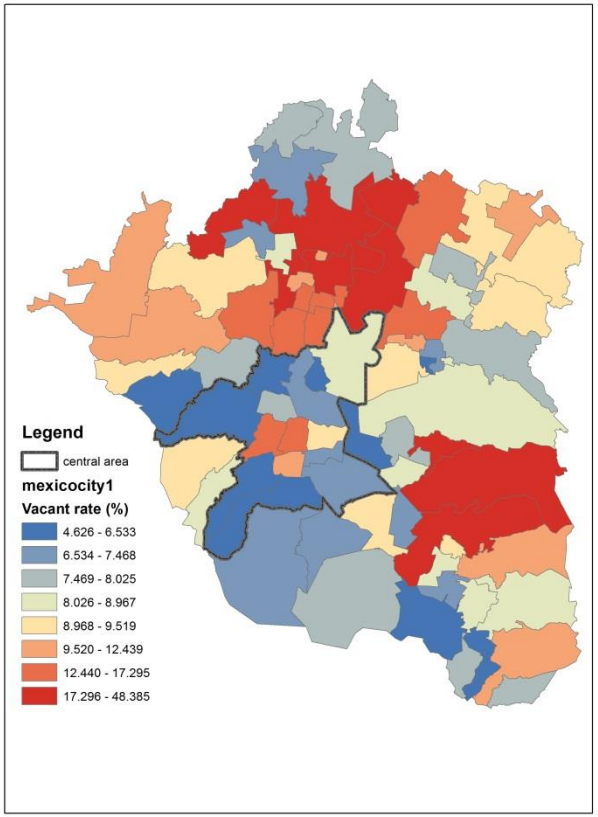
3. Important vacant formal stock in the periphery

Density and Vacant Housing in Mexico City's Metropolitan Area

DENSITY



VACANT HOUSING



Source: Blanco, Fretes, Munoz (2014)

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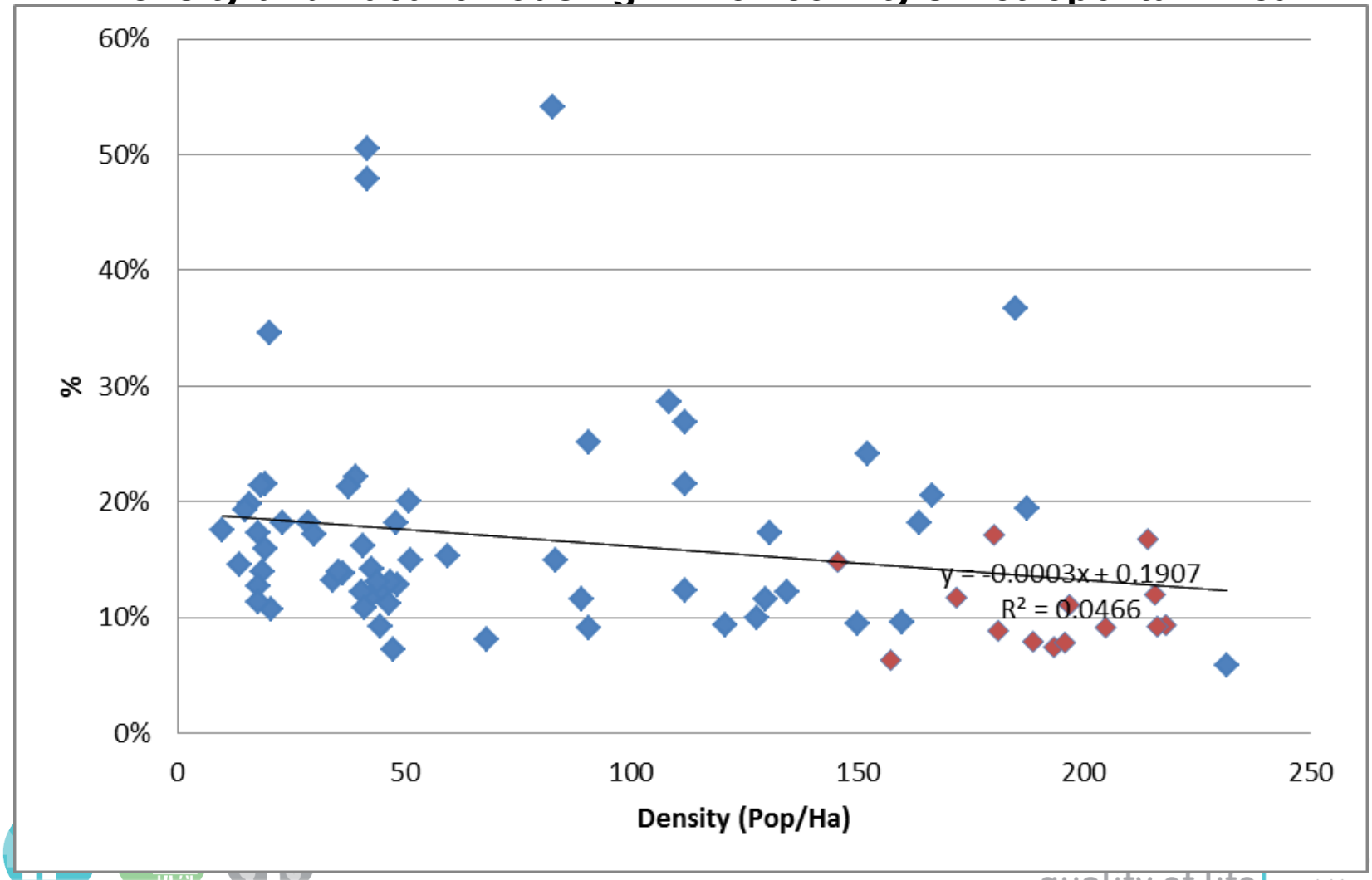

Source: Blanco, Fretes, Munoz (2014)

3. Important vacant formal stock in the periphery

Source: Odette Maciel (2013)

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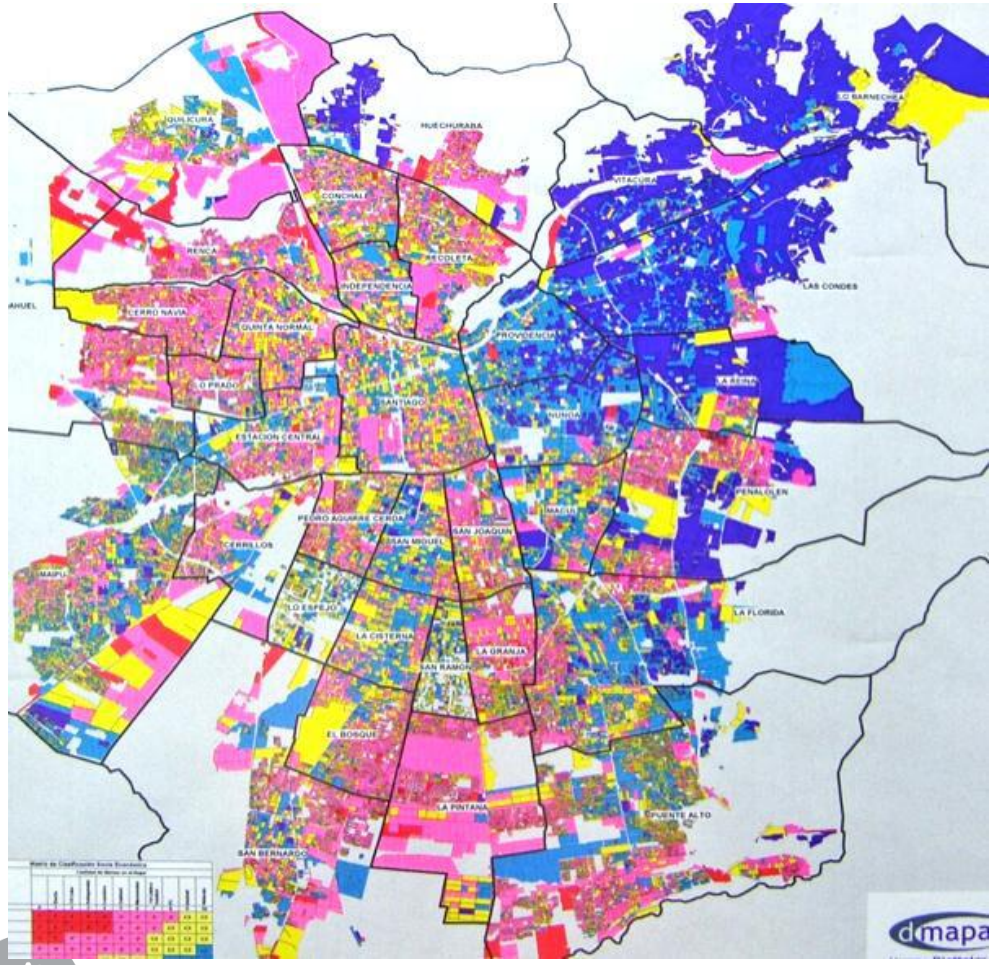
4. Residential segregation

Example: Bajos de Mena, Santiago

Source: MINVU (2012)

4. Residential segregation

Income Distribution Santiago



Source: Orrego (2014)

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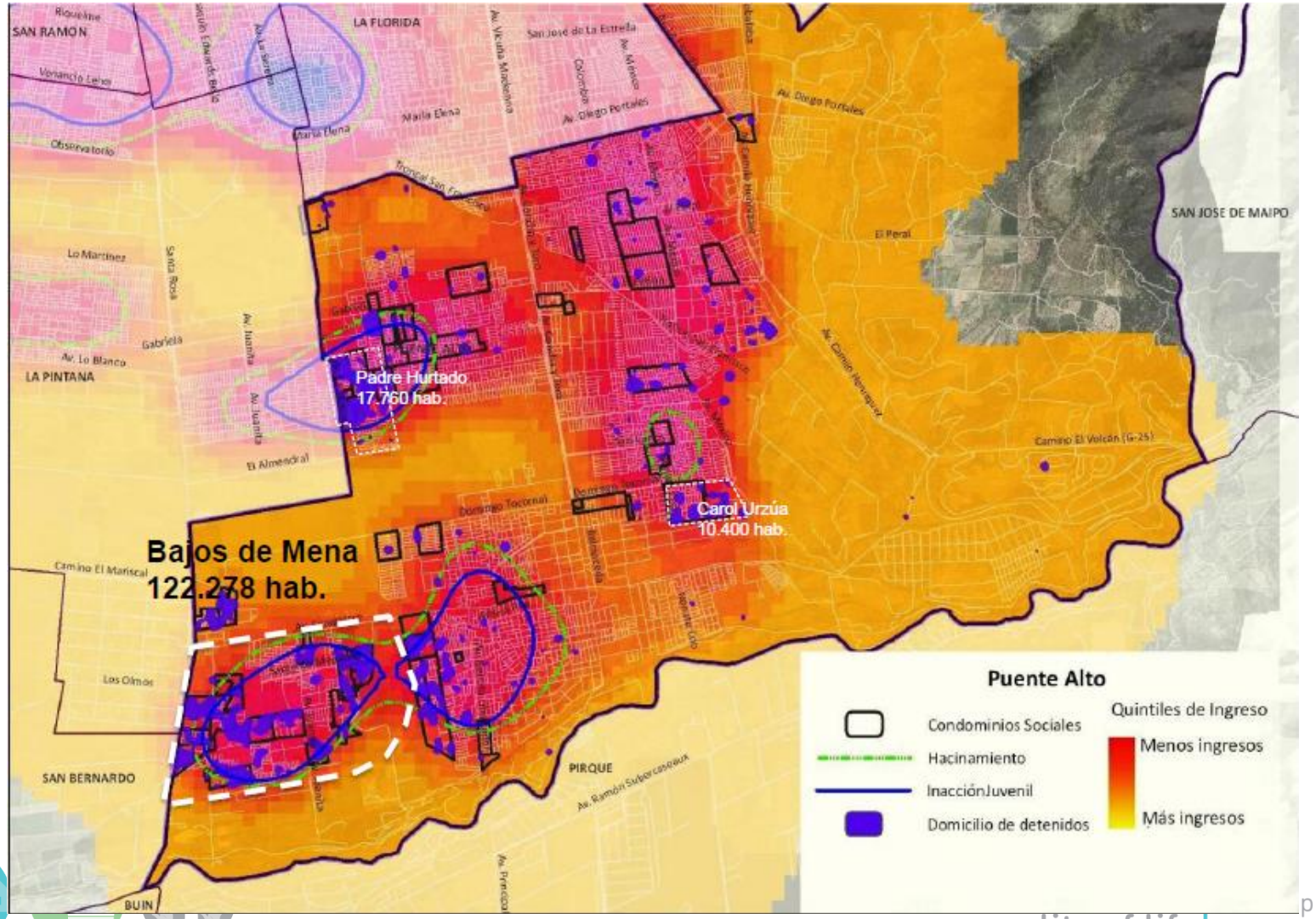
4. Residential segregation

Concentration of social problems



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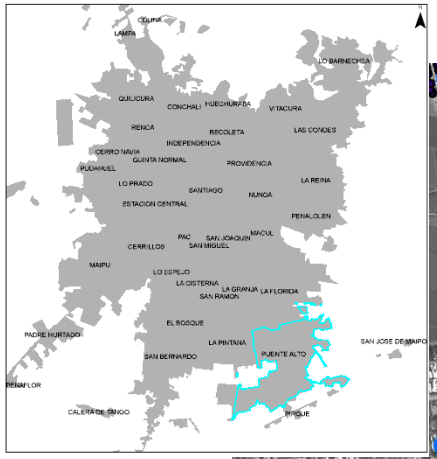

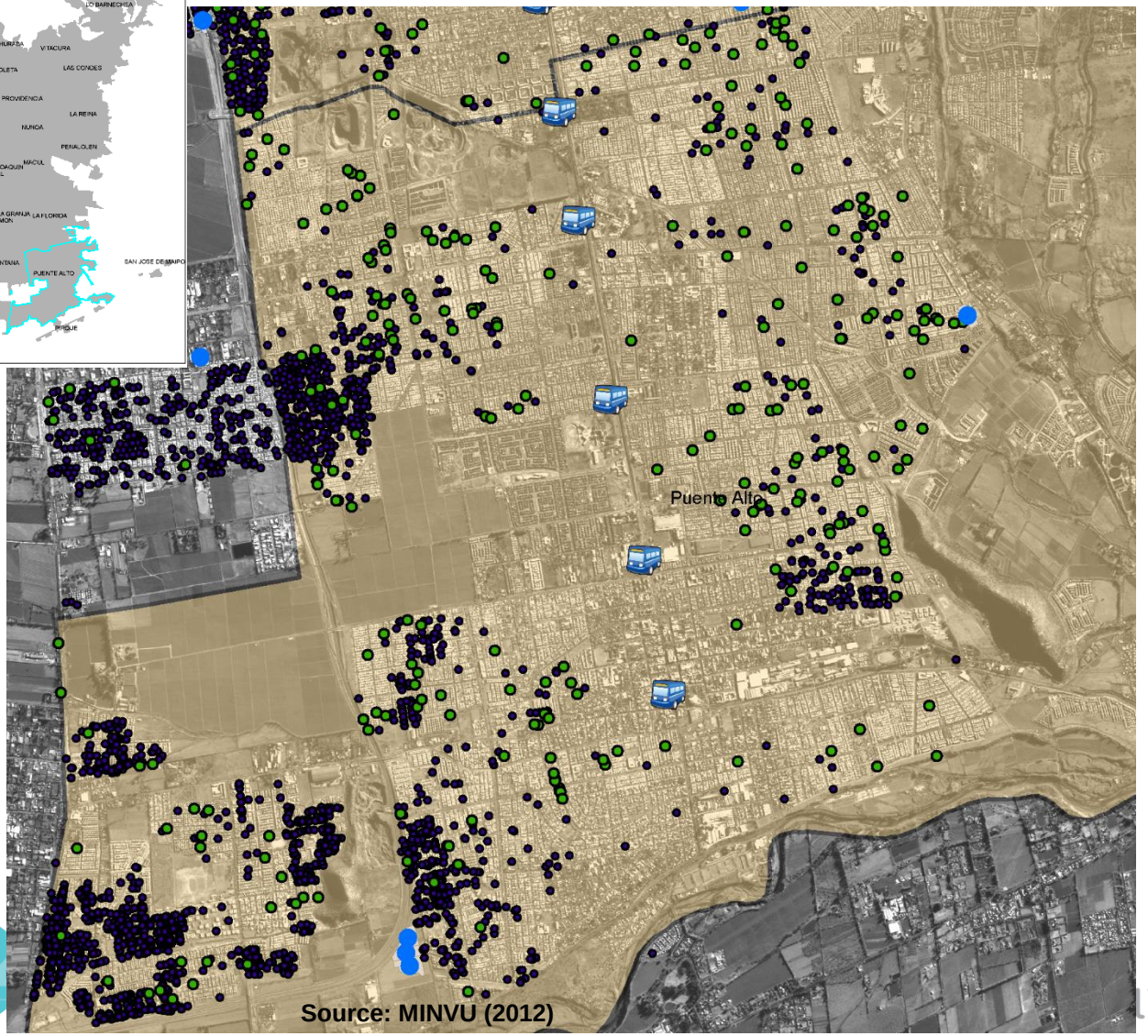

Proyectos de Construcción (FSV)

Subsidios de Adquisición de viviendas usadas (2007-2010) FSV

Subsidios DS01 Título I (2012)

Source: MINVU (2012)

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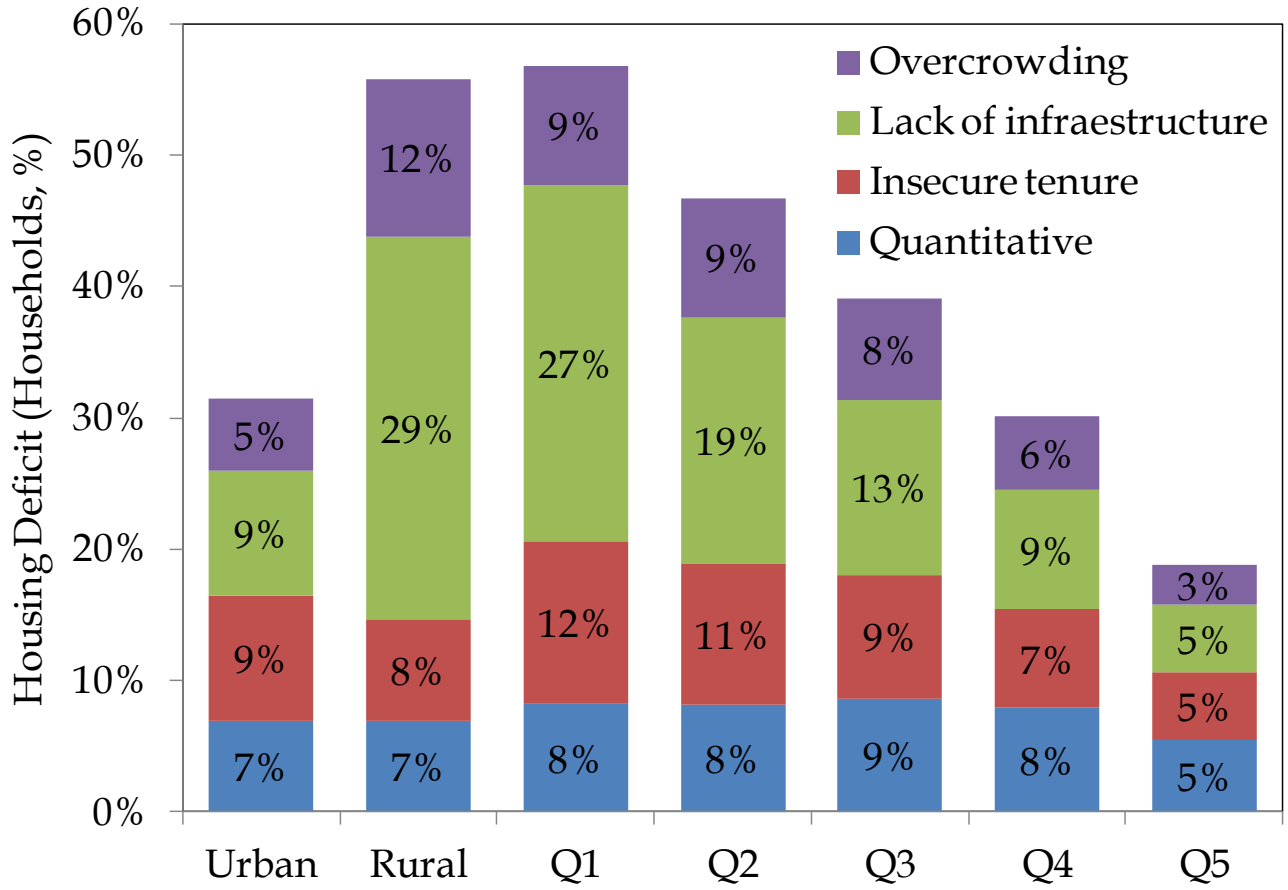
5. Deficit and unaffordability

Housing deficit in LAC* (2009)—Area & income quintile



Source:IDB (2012)

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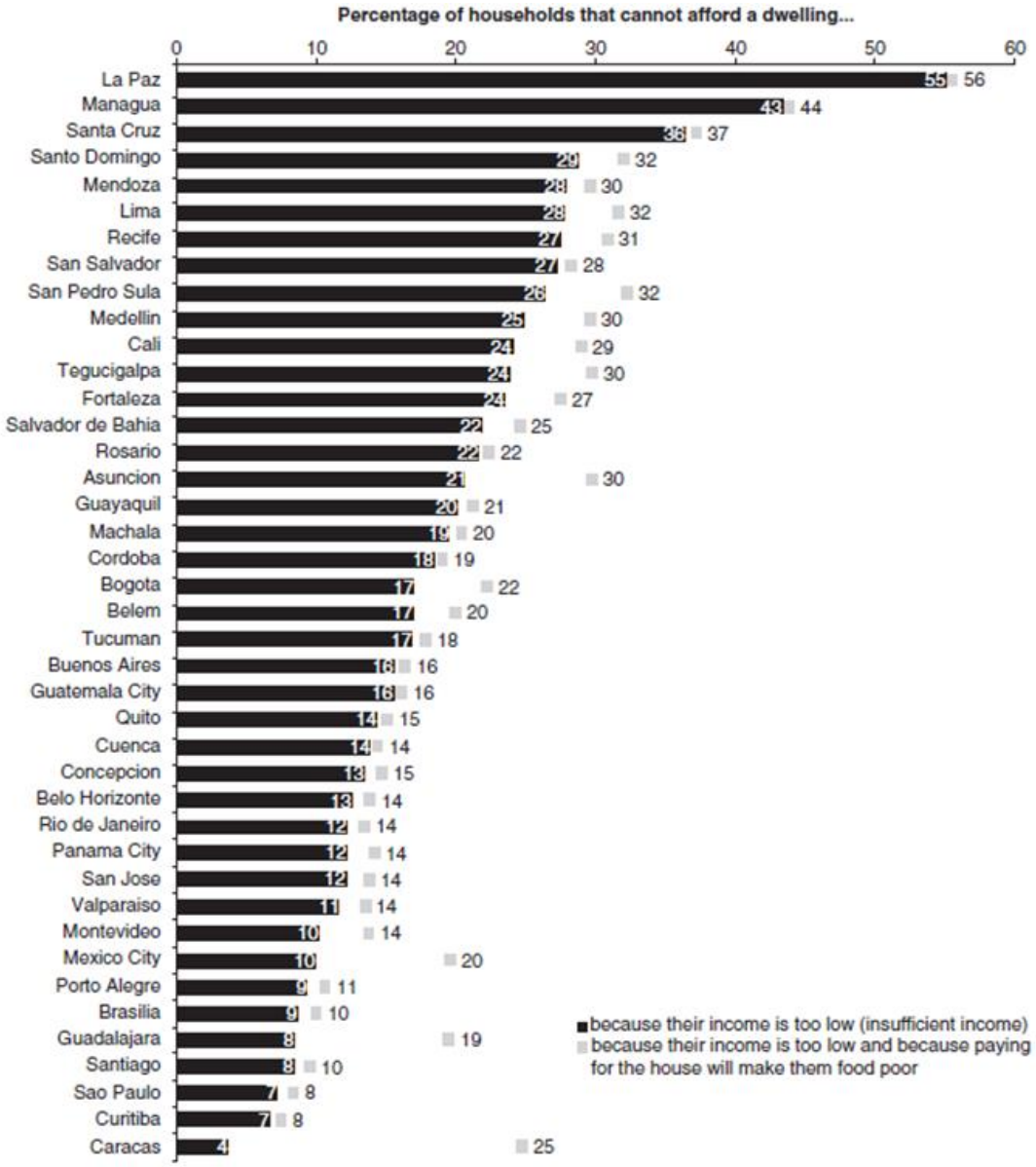

Source:IDB (2012)

IDB

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