

**RESEARCH SURVEY ON TRAINING PROGRAMS FOR
URBAN LAND USE
IN MEXICO**

Ronald G. Hellman
Paul Ganster
Manuel Perló Cohen
James W. Wilkie

A Report to the
Lincoln Institute of Land Policy
Office of Education
113 Brattle Street
Cambridge, MA 02138

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Professor Ronald G. Hellman is Director of the Bildner Center for Western Hemisphere Studies, City University Graduate School; Professor Paul Ganster is Director of the Institute for Regional Studies of the Californias, San Diego State University; Professor Manuel Perló is Executive Secretary of *Consejo Mexicano de Ciencias Sociales* (COMECOSO) and Professor of Sociology, (UNAM); and Professor James W. Wilkie is President of PROFMEX--Consortium for Research on Mexico.

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EXECUTIVE SUMMARY

This is a research report based on a survey of training programs relating to urban land use that have been carried out or are underway in Mexico. This research survey, conducted in the Spring of 1992, focused on four broad areas of urban land use: 1. Land use: planning and markets; 2. Environment and infrastructure issues (physical, economic, and legal) as related to land use; 3. Legal and tax policy issues of urban land use; 4. Governance and administration of urban land use in all aspects. The survey was broadly cast, designed to include both recipients of training and providers of training. In total 167 organizational entities were contacted: 109 organizational entities in the U.S. Canada and Europe, and 58 in Mexico. Of these 125 replied.

Although our field research revealed little in the way of training activities in the specific subject areas addressed in the survey, conversations with a number of potential training recipients revealed a great deal of interest in a number of the subject areas. Much of the interest is related to internal changes in Mexico. The importance of restructuring the ejido in Mexico can not be overstated. The issue is how to develop a framework to bring the ejidal land into the market without land speculation and other negative effects. Land information systems, land market operation, and land legislation may be critical issues that will define the success or the failure of Mexico's future urban growth. In addition, there are simultaneous efforts underway to decentralize federal functions, giving more power and resources to the state governments to undertake functions formerly reserved for federal agencies. At the same time, there is an effort underway to revitalize municipal governments in Mexico.

There is not a single Mexican government agency, private organization or even academic institution specialized in providing permanent programs for training government officials in urban land issues. At best, land issues are always part of a wider program on urban topics. Training programs on urban land use in Mexico have been organized on an ad-hoc basis and without continuity.

Long- and short-term training needs are great and can be very beneficial. The lack of preparation, competence and technical skill prevailing among government cadres is something every high government official suffers and complains about. The problem seems to be that the government lacks the tradition and the conditions to provide on-going training. In this regard, it would be of crucial importance to have the assistance of an organization that could help the government to set up a permanent training effort. The Lincoln Institute of Land Policy could play a very important role here.

RESEARCH SURVEY ON TRAINING PROGRAMS FOR
URBAN LAND USE
IN MEXICO*

INTRODUCTION

During the Spring of 1992, a research team of scholars from the City University of New York, the University of California at Los Angeles, San Diego State University, and the Universidad Nacional Autónoma de México conducted a survey of training programs relating to urban land use that have been carried out or are underway in Mexico. The project was undertaken for the Lincoln Institute of Land Policy. The survey focused on four broad areas of urban land use:

1. Land use: planning and markets;
2. Environment and infrastructure issues (physical, economic, and legal) as related to land use;
3. Legal and tax policy issues of urban land use;
4. Governance and administration of urban land use in all aspects.

The survey was broadly cast, designed to include both recipients of training and providers of training. With respect to recipients, we focused specifically on short training courses, seminars, and conferences for senior officials and policy makers in

* The authors of this report wish to thank the many individuals who gave their time and cooperation from the numerous organizations surveyed. We are also grateful to several members of our research staffs including Robert Gibson of the UCLA Program on Mexico; Bertha Hernández and Robert Guthrie of the Institute for Regional Studies of the Californias, San Diego State University; and especially Dr. Eugene D. Miller, Project Coordinator, U.S.-Mexico Relations, Bildner Center for Western Hemisphere Studies, City University Graduate School.

seminars, and conferences for senior officials and policy makers in Mexico.

In terms of subject matter, because of the significant differences between the U.S. political, economic, and administrative systems and those of Mexico, often there are not direct equivalents in both countries. For example, administration of urban land use in Mexico is characterized by weak local agencies, and correspondingly larger involvement by state and federal agencies. Or, until relatively recently in Mexico, municipal governments did not control the basic property ownership records nor were property tax collections an important part of local government revenues. Most usually, property records were maintained by a state government agency. Thus, terms such as "tax policy issues and urban land use" or "administration of urban land use" may have very different connotations in both countries.

With this caveat in mind, the research process was structured to be as inclusive as possible, in order to pull in relevant contacts and references. The initial contact letter, project statement, and training recipient and training providers check lists were designed to encourage open ended responses that are broad in content.

METHOD OF RESEARCH

1. SCOPE AND DEFINITION

In order to best fulfill the needs assessment requirements of the Lincoln Institute of Land Policy, the team decided to conduct

an extensive and inclusive survey on the operating principle of inter-locking networks. The reason for this was the centrality of urban land use to a wide array of policy issues and agencies. In initial discussions, the team agreed to set the parameters for the survey along the four quadrants as stated above. Based on these four quadrants a letter explaining the purposes of the survey and introducing the survey team and the Lincoln Institute was prepared. In addition, check lists for interviews with possible training providers and recipients were drawn-up. In keeping with the extensive nature of the survey, the checklists were designed to record any training curricula from day-long seminars to full semester courses on any of the four areas defined above and on any related courses. (For project statement letter and checklists see Appendix A.)

Once the parameters of the survey were established, institutions were selected as the most promising targets of the survey. To cover both ends of the process, these institutions were divided into two broad categories: training providers and training recipients. Surveying the training providers was the principal responsibility of the U.S.-based team, though collaborative efforts between the U.S. and Mexico members of the team were maximized whenever possible. (For the Method of Research in Mexico see the following section.)

The break down of organizations that were contacted from the U.S. was as follows: In total 137 organizational entities were contacted. Of these 109 replied, and of those that replied 19 had

direct (five) or indirect (14) involvement in training programs in the area of urban land use. (See Appendix B Part I.) The team contacted 109 organizational entities in the U.S., Canada, and Europe and 28 in Mexico.

2. TRAINING PROVIDERS

The targeted institutions were organized into seven categories as follows: 1. International Organizations; 2. U.S. Federal Government Agencies; 3. U.S. State and Local Governments; 4. U.S. Universities and Research Institutes; 5. Private Sector in the U.S.; 6. Professional Organizations in the U.S.; 7. NGOs including Environmental Groups, etc. Each of these broad classifications was again sub-divided into appropriate institutional entities. For example, within the United Nations the appropriate individuals within the United Nations Development Programme (UNDP), the Food and Agricultural Organization (FAO) at the United Nations, the United Nations Centre on Transnational Corporations (UNCTC), and the United Nations Institute for Training and Research (UNITAR), among others, were all contacted for possible involvement in training programs. (For a full list of organizational entities contacted see Appendix B Part II.)

3. TRAINING RECIPIENTS

The selection of Mexican institutions and individuals contacted in Mexico was made considering different institutional settings, professional experience and theoretical backgrounds.

The initial list included 30 names of institutions and individuals, but not all were reachable. Of the institutions and individuals contacted 16 provided information. (See Appendix B, Part III for a complete list and description.) All the individuals and institutions contacted received both a provider and recipient check list. (See Appendix A.) It should be noted that the academic sector had a higher rate of answers than the government officials, who often excused themselves for their lack of response due to time constraints.

4. METHOD OF SURVEY IMPLEMENTATION

The survey was conducted by phone, personal interviews and fax along the principle of inter-locking networks. The idea was that individuals within these various institutional entities with responsibility for urban land use are likely to be best informed of training activity (or know who might be conducting such activities) both within and outside their respective organizations. Throughout the research phase of the survey these inter-locking leads were followed and follow-up phone calls and faxes were made until a response was received.

FINDINGS

1. TRAINING PROVIDERS: INSTITUTIONAL FINDINGS

In our survey we found the following courses that were directly related to urban land use issues:

The US Environmental Protection Agency, Region 6 has provided an estimated 150 hours of training in the area of Air-Monitoring and Air-Urban Airshed Modelling. The training was provided for SEDESOL (formerly SEDUE) inspectors and held in various locales including Saltillo, Mexico; Juarez, Mexico; El Paso, TX; Austin, TX; and Hot Springs, AK. The training programs, held over a period of three years, though not in an ongoing curriculum, were generally well received.

Over the past several years The City of San Diego, Mayor's Office of Binational Affairs, has collaborated with the city of Tijuana in the following four areas related to urban land use: Waste Management, Urban Planning, International Sewage Treatment Plant and Twinports. (For a description of the projects see Attachment A.)

The Inter-American Development Bank is currently considering technical cooperation for "Research and Training in Public Policy." If approved, the grant will cover the cost of training in areas related to the taxation of urban land, along with legal aspects of the registry and titling of such land. In addition the Bank is studying a grant for "Environmental Conservation, Mexico City (estimated amount US\$100 million) and grants for the "National Solidarity Program" (estimated US\$80 million); "Water Supply and Sewage, Guadalajara" (estimated US\$300 million); "Low Income Housing Program" (estimated US\$100 million); Tourism Development Program (estimated US\$100 million); "Water Supply and Sewage Program (estimated US\$200 million). (See Attachment B.)

The University of California at Berkeley has offered a course entitled "Successful Land Development." The two week course sponsored by UC-Berkeley and the Lincoln Institute of Land Policy has as its overall objective to design and implement successful urban land development programs. The course has been offered twice and only a few (less than five) of the participants have been Mexican. (See Attachment C.)

A number of training programs uncovered by the survey have an indirect relationship to the issues of urban land use. These include:

-- a World Bank one-day conference on land titling of ejidos held in Washington in the Spring 1992. The Conference was the first phase in what may develop into an ongoing INEGI-World Bank project to provide land titles for the ejidos in the process of privatization.

-- a longstanding World Bank program in the area of transport with the Institute of Transport in Mexico. The Bank sponsors 1-2 courses a year and is attempting to have the Institute of Transport serve as a regional center of training.

-- over the past number of years USAID has offered assistance to approximately 14 of Mexican researchers and scholars to study a variety of environmental and health related issues in the United States. Courses have ranged from one week to several months and have focused on such subjects as water pollution and deforestation management.

-- the World Trade Institute/Port Authority of New York and New Jersey has offered training courses of various types and lengths in the areas of taxation, transportation, trade and port development over the past several years.

-- the United Nations Centre on Transnational Corporations, through its programs of technical assistance, is involved in promoting investment and trade in Mexico.

-- the Urban Land Institute in Washington, D.C. offered a one time seminar in U.S. for individuals interested in investing in Mexico. They are thinking of expanding the initiative, but no details are available.

-- UCLA Center for Occupational and Environmental Health offers on-going training programs in the handling of hazardous materials and waste management and safety to Mexican environmental inspectors in the Secretaria de Desarrollo Urbano y Ecologia.

-- UCLA Graduate Management School is planning to run a program from October 1992 to February 1993 to train CEO's.

-- El Paso Community College between 1980 and 1986 offered seven seminars in supervision and management for executives and mid-management personnel from twin plants located in Cd. Juarez, Mexico.

-- SDSU, International Population Center runs training programs in family planning.

-- The U.S. Department of Commerce/Bureau of the Census has provided a one hour course on the counting of Latinos in the U.S. census for El Colegio de La Frontera Norte.

-- San Diego County Department of Transborder Affairs ran a one-time lecture/Q & A session on infrastructure problems and solutions for the San Diego-Tijuana border area in April 1992. The event was held for Mexican government officials, and university professors and students.

San Diego Association of Governments (SANDAG) has offered a one-time demonstration concerning Geographic Information Systems (Computerized GIS) for the City Planners, Municipality of Tijuana, Baja California.

2. TRAINING PROVIDERS: PERSPECTIVES AND ATTITUDES (U.S.)

Overall the perceptions can be classified along two lines. First, that urban land use training programs designed along the four quadrants outlined in the survey are non-existent or inadequate. Second, people in many international organizations feel that although a general need exists for these kinds of programs throughout the world, "Mexico presents a special case." The reason for this is the intensifying need in Mexico for careful planning due to three factors: 1. a heightened level of concern for environmental issues; 2. the economic transformation prompted by privatization and the pending North American Free Trade Agreement; and 3. the ejido privatization and expected large out-migration to urban areas. An additional factor of some importance is that some international organizations and foreign governments consider "Mexico is too rich" to qualify for assistance. This was expressed directly by a European government official.

Although our field research revealed little in the way of training activities in the specific subject areas addressed in the survey, conversations with a number of potential training recipients revealed a great deal of interest in a number of the subject areas. Much of the interest is related to internal changes in Mexico. There are simultaneous efforts underway to decentralize federal functions, giving more power and resources to the state governments to undertake functions formerly reserved for federal agencies. At the same time, there is an effort underway to revitalize municipal governments in Mexico. Key elements of this process will be for municipal governments to develop the technical expertise to control their own urban property registries and to modernize property tax collection to provide the necessary financial base. As well, functions such as land use planning and zoning enforcement will have to be transferred to local authorities and this will require significant training and technical assistance. Very clearly, then, long- and short-term training needs are great and can be very beneficial.

3. TRAINING RECIPIENTS: INSTITUTIONAL FINDINGS IN MEXICO

It is clear from the survey that there is not a single Mexican government agency, private organization or even academic institution specialized in providing permanent programs for training government officials in urban land issues. At best, land issues are always part of a wider program on urban topics. This is a generalized situation.

Training programs on urban land use in Mexico have been organized on an ad-hoc basis and without continuity. It is very likely that training courses took place in the past, but there is a complete lack of information on past activities among government officials. The academic sector is the main provider of courses and seminars, but these activities are basically directed to students enrolled in their academic programs.

4. TRAINING RECIPIENTS: PERSPECTIVES AND ATTITUDES (MEXICO)

Everybody contacted acknowledges the need for improving skills and preparation and training among government cadres. First, of all the persons contacted only two had been involved in training programs directly related to the major thrust of our survey, both having attended the last seminar organized in Mexico City by the Lincoln Institute of Land Policy. Both raised the same points from different perspectives:

- that training should be made specific to Mexico,

- that it should be on-going

- that it should be actively consultative, thus offering training by foreign experts through collaboration with Mexican planners (a process which could be called "consultative-training"), in contrast to passive instruction through the seminar or conference method which emphasizes listening.

- that foreign consultants learn from the Mexican experience.

A senior official of the Urban Land and Housing Division, Banco Nacional de Obras y Servicios Públicos (BANOBRAS), National Office, Mexico City, remarked that BANOBRAS personnel had participated in the Lincoln Institute Seminar in Mexico City.

The official stated that the Lincoln Seminar was useful to hear foreign views and to learn the "state of the art" about which issues are being addressed and how. However, he noted that without follow-up and without a much greater opportunity to interact with the foreign experts, the long-range good of the Seminar was much less than he had hoped would be the case.

The official said that because BANOBRAS oversees the regional planning for greater urban areas throughout Mexico and provides the expertise as well as funding to cities to develop those urban plans, it has immediate urgent need for on-going foreign consultants to work with city planners. Such cooperation would provide on-the-job training to Mexicans who face specific problems but who, unless they work with foreign consultants, do not know the range of possible responses as developed elsewhere. He suggested that perhaps the Lincoln Institute could provide the on-going foreign expertise needed to develop the regional city plans for Mexico. Puebla and Cuernavaca, which are currently funded by BANOBRAS to reroute rivers and traffic to encourage more rational and efficient use of land in urban areas, for example, have a great need for "consultative training" to include in the plans land registry and taxation incentives which find ways to modernize yet take into account Mexico's particular historical patterns.

A senior official in the division of Urban Restructuring and Ecological Protection of the Office of the Mayor of Mexico City remarked that his General Directorate had participated in the Lincoln Institute Seminar in Mexico City and that the Seminar was organized to cover the same fields specified in the current survey. He stated that:

"The General Director of Urban Restructuring and Ecological Protection considers that it would be very convenient to address the matter of urban land planning from a different perspective than the one observed at the [Lincoln Institute] seminar. Our personnel that attended [that seminar] were very dissatisfied because they consider that the panelists did not understand the reality of urban planning in Mexico. [Any new program of training should take into account the] specific conditions of Mexican cities, which are completely different from American cities. Rather than train, [Mexican planners] should develop activities [with foreign consultants] so that mutual experiences can be shared. Perhaps Americans can learn from the Mexican experience.

"Because the General Directorate is the only one that deals with urban land policy in Mexico City, . . . it is important for Lincoln to consult with it before starting any new activities."

The official noted that the General Directorate is not interested in participating in seminars such as the last Lincoln Institute Seminar but would appreciate a different approach. In a later discussion, he indicated strongly that training through work with foreign consultants should be on-going to be effective, there is otherwise no reinforcement and no way to practically test what is being learned.

EVALUATION AND RECOMMENDATION

1. TEAM ASSESSMENT AND PERSPECTIVES.

Although one could conclude from the lack of training courses an absence of need for them, the survey findings support the opposite conclusion. First, the majority of government officials interviewed have stressed the need to have training courses on urban land issues. Second, when training courses have been available they have been for the most part successful and attended by a large number of government officials and individuals for the private and academic sectors. Third, the technical and professional level of performance of government officials involved in the area of urban land management is in general of low standard. Hence the need from training is urgent.

Another possible conclusion stemming from the paucity of training courses is that the current stream of sporadic courses, academic seminars and conferences satisfies the need for training and also provides a forum to discuss policy formulation and evaluation. It is true that training is not a permanent concern of a main priority for the Mexican bureaucrat concerned with land-related problems. There is much more concern with everyday operations and with the decision making. Nevertheless, the lack of preparation, competence and technical skill prevailing among government cadres is something every high government official suffers and complains about.

2. TEAM RECOMMENDATIONS

Near Term

The problem seems to be that the government lacks the tradition and the conditions to provide the training. In this regard, it would be of crucial importance to have the assistance of an organization that could help the government to set up a permanent training effort. The Lincoln Institute of Land Policy could play a very important role here.

A number of near term issues have come out of the survey relating to the nature and design of the training courses. We recommend that these points be given further consideration.

1. Course development should be informed by the national reality of the Mexican cities, avoiding the use of a pre-designed framework.

2. Close collaboration with Mexican officials should be established and the program should be designed to maximize opportunities for mutual learning.

3. The program design should attempt to establish an ongoing presence with ample opportunity for follow-up initiatives and continued contact between Mexican and foreign experts.

4. In the area of governance and urban-rural cooperation, this is the opportune time to work with Mexican officials at all levels to develop city planning that could provide a model in incorporating urban and rural aspects of land use at one time. Because the city/town controls its municipio, which is usually both urban and rural (even in the Federal District), Mexico has a unique

opportunity to integrate planning for urban and rural land through registration, and tax policy. Enhancing this opportunity is the fact that municipios now face a popular revolt against the present property tax system which assesses taxes at what is considered confiscatory levels for non-income producers because it is levied whether or not the property produces income.

5. In addition, in terms of approach, one recommendation for immediate action is to develop a comprehensive training program for one or two areas that can later be extended to other areas of Mexico. Likely candidates include border cities and states, where assistance can be provided for the decentralization process. At the same time there exists in the border a predisposition to collaborate with U.S. agencies. In some cases, as with the twin cities such as Tijuana/San Diego or Ciudad Juárez/El Paso, concerns about regional urban problems provide an added stimulus for transborder collaboration. Work in Mexican border cities can also be quite cost effective if agencies and professionals from adjacent U.S. cities, counties, and states are brought in to participate in training activities.

*Recommendations Shaped by
Selected Major Long-term Policy Issues*

Land Reform: Restructuring the Ejido

The importance of restructuring the ejido in Mexico can not be overstated. Early this year a very important change regarding land property took place in Mexico when a constitutional amendment radically changed article 27 of the Mexican Constitution. The

amendment allows ejidal lands to be privatized and is redefining the boundary between urban and rural land. The possibility that ejidatarios will be encouraged to sell their property opens a new perspective on urban growth. For the last 50 years 60% of all urban growth in Mexican cities has occurred on ejidal land, bypassing the law, urban codes and land use regulations. This process has resulted in negative ecological, social and political consequences. With the new changes, ejidal land will be brought into the market in a very different fashion: both legally and with the participation of private investors.

A Secretariat of Agriculture highly placed planning official says the following:

"I appreciate the concerns of the Lincoln Institute survey which focuses on urban land use, but the truth of the matter is that rural land is the real problem today. With the reform of Constitutional Article 27, most of the rural sector will convert from communally owned land to privately owned land. We do not have the expertise to plan for registering and regulating land use in this situation of land tenure upheaval.

Further, the issue of property tax is a volatile one. The complaints from such states as Oaxaca suggest the extent of the problem: property taxes are set at a high rate of 8% of market value, regardless of whether the property is income producing or not. How can we resolve this matter by planning a new tax structure at this critical time of change under Article 27?

The tax policy which must be urgently developed for rural Mexico must overlap with policy for urban Mexico so that new contradictions are not inserted into our tax system. In the meantime, distinctions between "rural" and "urban" as concepts are breaking down as Mexico's population fosters urban

sprawl in rural areas."

The important issue is how to develop a framework to bring the ejidal land into the market without land speculation and other negative effects. Land information systems, land market operation, and land legislation may be critical issues that will define the success or the failure of Mexico's future urban growth.

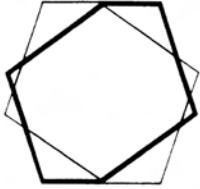
The North American Free Trade Agreement

While the process of decentralization and the growing political opening will stimulate the reorganization of local government, powerful forces of change will also come from the North American Free Trade Agreement (NAFTA) between Canada, the U.S. and Mexico. Assuming that political hurdles of an election year in the U.S. are overcome and an agreement is signed, NAFTA will profoundly affect Mexico urban areas. Nestor Valencia, Program Officer, El Paso Community Foundation, has argued that teaching/intern programs to train municipal leaders, particularly on the relationship between land productivity and taxation, is extremely urgent. Taking into account the special needs of Mexico, such programs could make possible the integration of NAFTA at the local level.

NAFTA requires that its three component countries speak a common language of planning in order to develop legislation and regulations that facilitate, rather than hamper, interaction. Important strides in developing a new North America will be made if urban planners in the entire NAFTA region adopt a common language

in such important areas as statistical standards for measurement, land registration laws, and zoning regulations. The Lincoln Institute through its education and training programs can make an important contribution to this process of continental integration.

SAMPLE PROJECT STATEMENT LETTER



The Graduate School and University Center
of The City University of New York

Bildner Center for Western Hemisphere Studies
Graduate Center: 33 West 42 Street, New York, N.Y. 10036-8099
212 642-2950
Fax: 212 642-2789

May 5, 1992

Enrique Iglesias - President
Inter-American Development Bank
1300 New York Avenue, NW
Washington, D.C. 20577

Dear Enrique:

We are writing you to ask for your cooperation for a survey we are undertaking for the Lincoln Institute of Land Policy. As time is limited, we ask that you take a few minutes to look over this letter and the attached check list. We appreciate your assistance and a member of the research team will call you shortly to follow-up on this communication.

The Office of Education of the Lincoln Institute of Land Policy is conducting a research survey of training programs relating to urban land use that have been carried out or are underway in Mexico. The research is being carried out by a team from the City University of New York, the University of California, Los Angeles, San Diego State University, and the Universidad Nacional Autónoma de México. The purpose of the survey is to help the Lincoln Institute chart its future involvement in Mexico.

The Research Team is compiling an inventory of current and past short training courses, conferences, and seminars for senior officials and policy makers in Mexican government agencies at all levels concerned with urban land issues. We seek to develop a list of training efforts that have been provided in the following areas:

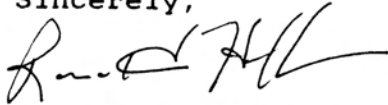
1. Land use: planning and markets.
2. Environment and infrastructure issues (physical, economic and legal) as they relate to land use.
3. Legal and tax policy issues of urban land use.
4. Governance and administration of urban land use in all aspects.

APPENDIX A

We are also interested in learning about technical training efforts designed to support the above areas.

Once again thank you for your valuable assistance.

Sincerely,

A handwritten signature in black ink, appearing to be "R. D. Hill", written in a cursive style.

Member, Research Team for the
The Office of Education of the Lincoln Institute of Land Policy

CHECK LIST FOR INTERVIEWS WITH TRAINING PROVIDERS

1. Name of Organization _____
 Address _____
 Telephone: _____ Fax: _____
 Type of Organization _____
 Contact Person _____

2. General description of the training event (provide materials brochures, etc., if possible)

a. length of hours of training _____

b. format _____

c. content/curriculum _____

d. certificate (if any awarded) _____

e. training methodology _____

f. training faculty names and titles _____

g. place and date(s) of training _____

3. Name of agency training was provided for? _____

Address _____

Telephone _____ Fax: _____

Contact Person (Name) _____

Title _____

4. Describe the level of participants in the training and how they were selected? _____

5. Was training a single event, part of a series, or part of a structured curriculum? _____

6. Was there medium or long term follow-up or assessment for the training? _____

7. On a scale from 1 to 5 how was the program evaluated (5 being the highest grade)? _____

8. Was the training paid for by the receiving agency or by another national or international agency? _____

9. What additional training needs in the area of urban land use issues are you aware of in the Mexican agency that you worked with? _____

10. Are you aware of other training efforts or programs, present or past, on urban land use issues in Mexico or elsewhere in Latin America? If so can you list them? _____

CHECK LIST FOR INTERVIEWS WITH TRAINING RECIPIENTS (AGENCIES)

1. Name of Organization _____
Address _____
Telephone: _____ Fax: _____
Type of Organization _____
Contact Person _____

2. General description of the training event (provide materials brochures, etc., if possible)

a. length of hours of training _____

b. format _____

c. content/curriculum _____

d. certificate (if any awarded) _____

e. training methodology _____

f. training faculty names and titles _____

g. place and date(s) of training _____

3. Name of agency providing training _____

Address _____

Telephone _____ Fax: _____

Contact Person (Name) _____

Title _____

4. Describe the level of participants in the training and how they were selected? _____

5. Was training a single event, part of a series, or part of a structured curriculum? _____

6. Was there medium or long term follow-up or assessment for the training? _____

7. How effective was the training (please rate on a scale from 1 to 5; 5 being the highest) and what specific benefits resulted?

8. How was the training funded? _____

9. What additional training needs in the area of urban land use issues are there in your agency? _____

10. Are you aware of other training efforts or programs, present or past, on urban land use issues in Mexico or elsewhere in Latin America? If so can you list them? _____

APPENDIX B

PART I (US TEAM)
ORGANIZATIONAL ENTITIES WITH DIRECT AND INDIRECT
INVOLVEMENT IN URBAN LAND TRAINING PROGRAMS

I. International Organizations

United Nations

Centre on Transnational
Corporations United Nations
Susan Brandwayn
Transnational Program Officer
New York City
ph: 963-3062
fx: 963-4319; 963-2146

NO DIRECT INVOLVEMENT IN URBAN LAND USE. INVOLVEMENT IN FOREIGN
INVESTMENT AND TRADE IN MEXICO.

Centre on Transnational
Corporations United Nations
Karl Sauvant
Acting Assistant Director
Policy Analysis and Research Centre
New York, NY
ph: 963-6901
fx: 963-4116

NO DIRECT INVOLVEMENT IN URBAN LAND USE. INVOLVEMENT IN FOREIGN
INVESTMENT AND TRADE IN MEXICO.

World Bank

Infrastructure and Energy Operations
in Country Department II
The World Bank
Ricardo Halperin
Division Chief
Washington, D.C.
ph: 202 473-8755
fx: 202 676-1821

NO DIRECT INVOLVEMENT. THOUGH HE MADE NON-SPECIFIC, NON-AGGREGATE
REFERENCE TO POSSIBLE BANK INVOLVEMENT IN THE AREA. WE WERE ABLE TO
TRACE ASSISTANCE PROGRAMS IN THE AREA OF TRANSPORTATION
(LONGSTANDING) AND EJIDO LAND TITLING (IN FORMATIVE STAGE)

Institutional Development Specialist LA2AG
World Bank
Andrea Silverman
1818 H Street NW
Washington, DC 20433
ph: 202 473-1856

fx: 202 676-8199

WORLD BANK INVOLVEMENT IN SETTING UP A PROJECT FOR LAND TITLING OF EJIDOS. ONE DAY CONFERENCE ON THE SUBJECT HELD IN WASHINGTON IN SPRING 1992. MEXICAN PARTNER INEGI.

Urban Projects
Economic Development Institute
World Bank
Alfredo Soto
Division Chief
ph: 202 473-6390
Fx: 202 676-0978

INVOLVEMENT IN THE AREA OF TRANSPORT WITH THE INSTITUTE OF TRANSPORT. LONG STANDING PROGRAM. WB TEACHES 1-2 COURSES A YEAR AND IS ATTEMPTING TO HAVE THE INSTITUTE OF TRANSPORT SERVE AS A REGIONAL CENTER OF TRAINING. SELDOM REQUESTED TO BE INVOLVED IN URBAN LAND ISSUES. IN TERMS OF NEED ASSESSMENT SOTO FEELS "MEXICO IS A SPECIAL CASE" PARTICULARLY DUE TO THE EJIDO REFORM AND THE STAGE OF THE NAFTA NEGOTIATIONS.

Others

Inter-American Development Bank
Enrique Iglesias
President
1300 New York Avenue, NW
Washington, D.C. 20577
ph: 202 623-1100
fx: 202 623-3614
RESPONSE: SEE LETTER DATED MAY 20, 1992 (ATTACHMENT B.)

Pan American Health Organization
Mark Schneider
Acting Chief-Analysis and Strategic Planning
525 23rd Street, NW
Washington, D.C. 20037
ph: 202-861-3188
fx: 202 861-8873

II. U.S. Federal Government Agencies

U.S. Agency for International Development

USAID, Mexico City
Gerard Bowers
P.O. Box 3087
Laredo, TX 78044-3087
ph: (525) 211-0043 ext 3450
fx: (525) 207-7558

USAID HAS OFFERED ASSISTANCE TO A NUMBER OF MEXICAN RESEARCHERS AND

SCHOLARS TO STUDY A VARIETY OF ENVIRONMENTAL AND HEALTH RELATED ISSUES IN THE UNITED STATES. COURSES HAVE RANGED FROM ONE WEEK TO SEVERAL MONTHS AND HAVE FOCUSED ON SUCH SUBJECTS AS WATER POLLUTION AND DEFORESTATION MANAGEMENT.

Agency for International Development
 Richard Bissell
 Assistant Administrator
 for Research and Development
 Washington, D.C. 20523
 ph: 202 647-3028
 fx: 202 647-1827

NO DIRECT INVOLVEMENT. USAID HELPED SET-UP LINCOLN/DAVID DOWALL COURSE IN UC BERKELEY BY REFERRING STUDENTS

R&D/Office of Economic and Institutional Development
 USAID
 Pamela Stenbury
 Project Officer
 SA-18 Rm 622A
 Washington, DC 20523
 ph: 703 875-4528
 HELPED LINCOLN/DOWALL COURSE. SEE BISSEL ABOVE.

U.S. Bureau of the Census

Los Angeles Regional Office
 Reina Ornelas
 Community Services Specialist
 U.S. Dept. of Commerce/Bureau of the Census
 15350 Sherman Way
 Van Nuys, CA 91406
 ph: (818) 904-6339
 fx: (818) 904-6427

HISTORY OF HOW LATINOS HAVE BEEN COUNTED IN US CENSUS SINCE 1850

U.S. Environmental Protection Agency

EPA, Region 9
 Dept. of GIS Systems
 Carmen Masó
 75 Hawthorne St.
 Mail Code P-5
 San Francisco, CA 94105
 ph: (415) 744-1752
 fx: (415) 744-1474

TRAINING IN THE AREA OF GIS. SEE ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC (ESRI)

EPA, Region 6
 Oscar Ramirez

U.S./Mexico Border Coordinator
 Office of the Regional Administrator
 1775 Ross Avenue
 Dallas, TX 75202-2733
 ph: (214) 655-2100
 fx: (214) 655-6648

TRAINING FOR INSPECTORS OVER THE PAST 3 YEARS IN THE AREAS OF URBAN AIRSHED MODELLING AND AIR MONITORING TECHNIQUES FOR SEDESOL. THE PROGRAMS WERE GENERALLY WELL RECEIVED.

III. U.S. State and Local Government and Regional Planning Organizations

World Transportation Institute
 Port Authority of NY & NJ
 Doris Howe
 ph: 212 435-2627
 fx: 212 321-3305

INVOLVEMENT WITH AID IN TRANSPORT RELATED ISSUES. PROGRAMS VARIOUS.

Office of Binational Affairs, City of San Diego
 Geoffrey Bogart
 Director
 202 C Street, Suite 11A
 San Diego, CA 92101-3871
 ph: (619) 236-6330
 fx: (619) 236-7228

OVER THIS OFFICE HAS COLLABORATED WITH THE CITY OF TIJUANA IN THE FOLLOWING FOUR AREAS RELATED TO URBAN LAND USE: WASTE MANAGEMENT, URBAN PLANNING, INTERNATIONAL SEWAGE TREATMENT PLANT AND TWINPORTS.

Department of Transborder Affairs, County of San Diego
 Augie Bareño, Elisa Sánchez, Kaare Kjos
 1600 Pacific Highway, Room 273
 San Diego, CA 92101
 ph: (619) 531-6489
 fx: (619) 531-5199

ONE TIME LECTURE/Q & A SESSION ON INFRASTRUCTURE PROBLEMS AND SOLUTIONS FOR SAN DIEGO-TIAJUANA BORDER AREA FOR MEXICAN OFFICIALS, PROFESSORS AND STUDENTS.

California Department of Real Estate
 Donna Beck
 1350 Front St., Rm.3064
 San Diego, CA 92101
 ph: (619) 525-4192
 fx: (619) 525-4375

NO INVOLVEMENT OTHER THAN WHEN A MEXICAN WISHES TO SELL TIME SHARES TO SOMEONE IN CALIFORNIA

San Diego Association of Governments (SANDAG)

Nan Valerio
 Senior Regional Planner
 Suite 800, First Interstate Plaza
 401 B St., Suite 800
 San Diego, CA 92101
 ph: (619) 595-5365
 fx: (619) 595-5305

ONE TIME DEMONSTRATION RELATED TO GEOGRAPHIC INFORMATION SYSTEMS
 (COMPUTERIZED GIS).

City of San Diego Airport Division

Mary Roush
 Environmental Analyst
 3750 John J. Montgomery Dr.
 San Diego, CA 92123
 ph: (619) 573-1432
 fx: (619) 279-0536

SIX HOUR CONFERENCE ON TRANSBORDER ENVIRONMENTAL ISSUES.

IV. U.S. Universities and Research Institutions

Center for Environmental Design

UC at Berkeley
 Nora Watanabe
 Berkeley, CA
 ph: 510 642-2896
 fx: 510 643-5571

COPY OF COURSE BROCHURE. ATTACHMENT C.

City and Regional Planning

UC at Berkeley
 David Dowall
 Outgoing Chair
 Berkeley, CA
 ph: 510 642-2223
 fx: 510 643-9576

COPY OF COURSE BROCHURE. ATTACHMENT C.

International Studies and Planning Program

Cornell University
 William Goldsmith
 Director
 West Sibley Hall
 Ithaca, NY 14853-6701
 ph: 607 255-7158
 fx: 607 255-6681

COURSES IN A WIDE AREA OF URBAN LAND USE SINCE 1935. HOWEVER, OVER
 LAST 15 FEW MEXICANS (3-5). MA AND PHD AWARDED. SEE COURSE
 DESCRIPTIONS (ATTACHMENT D).

UCLA Graduate Management School
Victor Tabbush
Associate Dean
2381 AGSM
405 Hilgard Ave.
Los Angeles, CA 90024
ph: (310) 825-2001
RESPONSE: TRAINING OF CEO'S PROJECTED FOR 10/92 & 2/93

Center for Inter-American and Border Studies
University of Texas, El Paso
Samuel Schmidt
Director
El Paso, TX
ph: (915) 747-5196; fax 747-5068
MEXICAN RELATED TRAINING COURSE. SEE ATTACHMENT E.

UCLA Center for Occupational and Environmental Health
46071 CHS
405 Hilgard Ave.
Diane Perry
Director for International Programs
Los Angeles, CA 90024
ph: (310) 206-1352; fax: 206-9903
RESPONSE: EXIST ON-GOING TRAINING PROGRAMS OFFERED IN HAZARDOUS MATERIALS AND WASTE MANAGEMENT AND SAFETY TO MEXICAN ENVIRONMENTAL INSPECTORS IN THE SECRETARIA DE DESAROLLO URBANO Y ECOLOGIA. SEE ATTACHMENT F.

International Population Center
John Weeks
San Diego State University
San Diego, CA 92120
ph: (619) 594-2874
NO DIRECT INVOLVEMENT. ONLY TRAINING PROVIDED WAS RELATED TO THE ADMINISTRATION OF FAMILY PLANNING PROGRAMS.

VI. Private Organizations in the U.S.

Urban Land Institute
Thomas Black
Washington, DC
ph: 202 624-7112
fx: 202 624-7141
OFFERED ONE TIME SEMINAR IN U.S. FOR INDIVIDUALS INTERESTED IN INVESTING IN MEXICO.

TRAINING RECIPIENTS

MEXICAN AGENCIES AND GROUPS THAT HAVE RECEIVED TRAINING

I. MEXICAN FEDERAL AGENCIES

Sergio Ordonez
Executive Assistant to the Director General of Ecological
Protection and Urban Affairs
Office of the Mayor
Mexico City, Mexico

RESPONSE: THE DIRECTOR GENERAL PARTICIPATED IN A SEMINAR IN 1991
ORGANIZED BY THE LINCOLN LAND INSTITUTE.

IV. TRAINING AGENCIES IN MEXICO FOR POLICY MAKERS

Colegio de Arquitectura de Mexicali
Alfonso Garcia Gonzalez # 555
Col Profesores Federales
Mexicali, B.C.
ph: 61-1966
fx: 61-7930

OFFERS CERTIFICATE TRAINING PROGRAM TO JUNIOR AND SENIOR GOVERNMENT
OFFICIALS IN THE 4 AREAS OF URBAN LAND USE.

Universidad Autónoma de Baja California
Ana María Aviles Muñoz
Instituto de Investigaciones Sociales
P.O. Box 3280
Calexico, CA 92232
ph/fx: (52-65) 66-36-33

HAS RECEIVED TRAINING BY THE LINCOLN INSTITUTE IN THE AREAS OF
METROPOLITAN GROWTH CONTROL, FINANCING SYSTEMS AND INFRASTRUCTURE
DEVELOPMENT, IMPACT CONTROL AND LAND CONSERVATION (GSI).

V PRIVATE SECTOR IN MEXICO

Banco Nacional de Obras y Servicios Publicos
Hector Ferreira
Manager
Insurgentes Norte, 423-Piso 20
06900 Mexico, D.F.

ph: (52)(5) 597-3539

SEE LETTER DATED APRIL 23, 1992, ATTACHMENT G.

APPENDIX B

PART II (US TEAM)
INSTITUTIONAL ENTITIES SURVEYED AND CONTACTED

Training Providers

I International Organizations

A. Foreign Embassies and Consulates

Embassy of Mexico before O.A.S.
Santiago Oñate
Permanent Representative
2440 Mass Avenue N.W.
Washington, DC 2008
ph: 202 332-3663
fx: 202 234-0602

French Mission to the United Nations
Jacqueline Henry
New York, New York
ph: 308-5700
fx: 421-6889

Mexican Consulate in New York
Manuel Alonso
Consul General
8 E. 41st St.
New York, NY 10017
ph: 689-0462
fx: 545-8197

Jose Canela
Assistant Director
Mexico Free Trade Office
Washington, D.C.
ph: (202) 728-1776

Mission of Spain to the UN
Juna Antonio Yañez
Permanent Representative
809 UN Plaza - 6th Floor
New York, NY 10017
ph: 661-1050
fx: 949 7247

Netherlands Mission to the United Nations
Peter Post

* Contact researched but not contacted.

First Secretary Economics Department
711 Third Avenue
New York, NY
ph: 697-5547
fx:370-1954

Government of Ontario Trade Center
Los Angeles, CA
Megan Riley
Assistant to Director
Public Affairs
ph: (213) 621-2070

Canadian Centre for Philanthropy
Doug Franklin
President
1329 Bay St., Suite 200
Toronto, Ontario MSR 2C4
Canada
ph: (416) 515-0764; fax: 575-0773

North-South Center
Ed Dosman/Ann Weston
Program Officers
Ontario, Canada
ph: (613) 236-3535; fax: 789-9067

B. United Nations

Centre on Transnational
Corporations United Nations
Susan Brandwayn
Transnational Program Officer
New York City
ph: 963-3062
fx: 963-4319; 963-2146

Centre on Transnational
Corporations United Nations
Karl Sauvant
Acting Assistant Director
Policy Analysis and Research Centre
New York, NY
ph: 963-6901
fx: 963-4116

Food and Agricultural Organization
at the United Nations
T. Murata
Liason and Executive Officer

ph: 963- 6036
fx: 888-6188

United Nations Development Programme
Fernando Zumbado
Regional Director for Latin America and the Caribbean
One UN Plaza
New York, NY 10017
ph: 906-5400
fx: 906-6017

United Nations Development Programme
Michael Gucovsky
Technical Advisory Division One UN Plaza
New York, NY 10017
ph: 906-5400
fx: 906-5365

United Nations Development Programme Regional Division Latin
America and the Caribbean
José Eguren
Area Officer Station # 1
One UN Plaza
New York, NY 10017
ph: 906-5432

UNEP and Habitat
United Nations
Noel Brown
Director
New York, NY
ph: 963-8136
fx: 963-7341

Training Service
United Nations
Momaya Ise
Chief
New York, NY
ph: 963-9504
fx: 963-9514

United Nations Institute for Training and Research
Mirko Punc
Senior Advisor - Training
801 UN Plaza Room U 310
New York, N.Y. 10017
ph: 963-8619
fx: 697-8660

C. World Bank

Public Affairs
World Bank
Silvia Elena Eravalo
Assistant to the Director
Mexico City, Mexico
ph: (52)(5) 683-8859

Development Office
World Bank
Adriana Viscaino
Assistant to the Director
Mexico City, Mexico
ph: (52)(5) 550-2450

Urban Development Department
World Bank
Carolyn Ftitt
Assistant Director of Programs
1818 H Street NW
Washington, D.C. 20433
ph: (202) 473-1795

Mexico Division
World Bank
Ana di Tulio
Assistant to Director
1818 H Street NW
Washington, D.C. 20433
ph: (202) 473-0028

Economic Development Institute
World Bank
Nuvia Lopez
Assistant to Director
1818 H Street NW
Washington, D.C. 20433
ph: (202) 676-0959

Department of Infrastructure and Urban
Development
World Bank
Michael Cohen
Division Chief
Washington, D.C.
ph: 202 473-1015
fx: 202 477-1391

International Finance Corporation
World Bank
Varel Freeman

Public Affairs Officer
1818 H Street NW
Washington, D.C. 20433
ph: (202) 473-0701

Infrastructure and Energy Operations
in Country Department II
World Bank
Ricardo Halperin
Division Chief
Washington, D.C.
ph: 202 473-8755
fx: 202 676-1821

Institutional Development Specialist LA2AG
World Bank
Andrea Silverman
1818 H Street NW
Washington, DC 20433
ph: 202 473-1856
fx: 202 676-8199

Mexico Desk
The World Bank
Violeta Rosenthal
Washington, D.C.
ph: 202 473-8776
fx: 202 676-1464

Urban Projects
Economic Development Institute
World Bank
Alfredo Soto
Division Chief
ph: 202 473-6390
Fx: 202 676-0978

D. Others

International Monetary Fund
Mai Stewart
Public Affairs Officer
Washington, D.C.
ph: (202) 623-7000

Pan American Health Organization
Mark Schneider
Acting Chief-Analysis and Strategic Planning
525 23rd Street, NW
Washington, D.C. 20037
ph: 202-861-3188
fx: 202 861-8873

Pan-American Health Organization
Victoriano Garza
Coordinator of Environmental Health
6006 N. Mesa, Suite 600
El Paso, TX 79912
ph: (915) 581-6645
fx: (915) 833-4768

International Land Information Services ILIS
John A. Stockmans
Regional Director for Latin America
POB 441
6800AK Arnhem, The Netherlands
ph: 31 85 577 111
fx: 31 85 577 577

Inter-American Development Bank
Enrique Iglesias
President
1300 New York Avenue, NW
Washington, D.C. 20577
ph: 202 623-1100
fx: 202 623-3614

Inter-American Development Bank
Rosa Olivia Lawson
Technical Cooperation
New York Avenue No. 1
Washington, D.C.
ph: (202) 623-3261
fx: (202) 623-2169

International Labor Office Washington Branch
David Waugh
Deputy Director
1828 L St. NW
Suite 1801
Washington, DC. 20036
ph: 202 653-7652
fx: 202 653-7687

ILO Office in Mexico
E. de Vries
Director
Goldsmith 116
Colonia Polanco
11550 Mexico, D.F.
ph: 566-2666
fx: 566-8870

Economic Commission of Latin America and the Caribbean
Carlos Mendigochea
Chief
Mexico
fx: 525 531 1151

II. U.S. Federal Government Agencies

U.S. Agency for International Development

Art Danart
Desk Officer for MDC
USAID LAC/SAN Room 2251
2201 C Street, NW
Washington, D.C. 20523-0092
ph: (202) 647-006
fx: (202) 647-4790

USAID, Mexico City
Gerard Bowers
P.O. Box 3087
Laredo, TX 78044-3087
ph: (525) 211-0043 ext 3450
fx: (525) 207-7558

Agency for International Development
Richard Bissell
Assistant Administrator
for Research and Development
Washington, D.C. 20523
ph: 202 647-3028
fx: 202 647-1827

R&D/Office of Economic and Institutional Development
USAID
Pamela Stenbury
Project Officer
SA-18 Rm 622A
Washington, DC 20523
ph: 703 875-4528

Family and Development Initiative
USAID
Monique Cohen
Coordinator
Washington, DC
ph: 703 875-4440

U.S. Internal Revenue Service*

Cheryl Price
Training Development Section
1111 Constitution Ave. NW
Washington, D.C. 20224
ph: (202) 634-2421
fx: (202) 634-2422

U.S. Department of Housing and Urban Development

John Geraghty
Office of Policy Development and Research
451 7th St. SW
Washington, D.C. 20410
ph: (202) 708-0770
fx: (202) 708-5536

U.S. Department of Agriculture

International Programs
David Casella
14th and Independence Ave. SW
Washington, D.C. 20250
ph: (202) 447-2187
fx: (202) 382-8403

Office of International Cooperation Development (OICD)*
Andres Delgado
Development Resources Division
14th and Independence Ave. SW
Washington, D.C. 20250
ph: (202) 690-1936
fx: (202) 690-1957

Office of International Cooperation Development*
Jane Tolbert
Food Industries Division
145th and Independence Ave. SW
Washington, D.C. 20250
ph: (202) 690-2735
fx: (202) 690-0349

U.S. Bureau of the Census

Center for International Research
Peter Johnson
Chief, Systems Analyses and Programming Staff
Scuderi Bldg. Room 614
Washington, D.C. 20233
ph: (301) 763-4811
fx: (301) 763-7610

Center for International Research*
Frank Hobbs
Chief, Population Studies Branch
Scuderi Bldg. Room 613
Washington, D.C. 20233
ph: (301) 763-4221
fx: (301) 763-7610

Los Angeles Regional Office
Reina Ornelas
Community Services Specialist
U.S. Dept. of Commerce/Bureau of the Census
15350 Sherman Way
Van Nuys, CA 91406
ph: (818) 904-6339
fx: (818) 904-6427

International Boundary and Water Commission, U.S. Section

Cruz Ito
Senior Engineering Assistant
The Commons, Building C, Suite 310
4171 North Mesa Street
El Paso, TX 79902
ph: (915) 534-6688
fx: (915) 570-6680

U.S. Embassy, Mexico City

Robert Earle
Public Affairs Officer
U.S. Embassy
Mexico City, Mexico
ph: (52)(5) 211-0042; fax: 208-4178

Ann Alonso
EPA Representative
P.O. Box 3087
Laredo, TX 78041
ph: (525) 211-0042
fx: (525) 511-9980

Ahmed Meer
Counselor of Science and Technology
P.O. Box 3087
Laredo, TX 78041
ph: (525) 211-0042
fx: (525) 511-9980

U.S. Environmental Protection Agency

Office of International Activities
Richard Kiy
Special Asst. for U.S.-Mexico Border Affairs
401 M St., SW, Mail Code A-106
Washington, D.C. 20460
ph: (202) 260-0791
fx: (202) 260-9653

EPA, Region 9
Dept. of GIS Systems
Carmen Masó
75 Hawthorne St.
Mail Code P-5
San Francisco, CA 94105
ph: (415) 744-1752
fx: (415) 744-1474

EPA, Region 6
Oscar Ramirez
U.S./Mexico Border Coordinator
Office of the Regional Administrator
1775 Ross Avenue
Dallas, TX 75202-2733
ph: (214) 655-2100
fx: (214) 655-6648

U.S. Department of Energy
New Mexico Office
Darryl Bandy
P.O. Box 5400
Kirtland AFB East
Albuquerque, NM 87115
ph: (505) 845-5150
fx: (505) 845-5960

U.S. Federal Laboratories

Jet Propulsion Laboratories
Valerie Gray
California Institute of Technology
4800 Oak Grove Drive
Pasadena, CA 91109-80099
ph: (818) 354-1260
fx: (818) 354-7898, mail stop 601-237

Los Alamos National Laboratories
Rey Morales
Director, ESD
P.O. Box 1663, MS A-103
Los Alamos, NM 87545

ph: (505) 667-2209
fx: (505) 667-0365

U.S. Department of the Interior*

Ivette Torres
Mexico Specialist
U.S. Bureau of Minds
810 7th St. NW
Washington, D.C. 20241
ph: (202) 501-9680
fx: (202) 219-2489

III. U.S. State and Local Government and Regional Planning
Organizations

Department of City Planning
Thomas Angotti
City Planner
New York, NY
ph: 718 643-7536

World Transportation Institute
Port Authority of NY & NJ
Doris Howe
ph: 212 435-2627
fx: 212 321-3305

National Council for Urban Economic Development
Jeffrey Finkle
Executive Director
1730 K St. NW Suite 915
Washington, D.C. 20006
ph: 202 223-4735
fx: 202 223-4745

American Planners Association
Research Branch
Sarah Dunn
1313 E. 60TH St.
Chicago, IL 60637
ph: (312) 955-9100
fx: (312) 955-8312

Office of California/Mexico Affairs
Elsa Saxod
Director
State Office Building/Governor's Suite
1350 Front Street, 5th Floor
San Diego, CA 92101
ph: (619) 525-4641
fx: (619) 525-4640

Office of Binational Affairs, City of San Diego
Geoffrey Bogart
Director
202 C Street, Suite 11A
San Diego, CA 92101-3871
ph: (619) 236-6330
fx: (619) 236-7228

Department of Transborder Affairs, County of San Diego
Augie Bareño, Elisa Sánchez, Kaare Kjos
1600 Pacific Highway, Room 273
San Diego, CA 92101
ph: (619) 531-6489
fx: (619) 531-5199

California Department of Real Estate
Donna Beck
1350 Front St., Rm.3064
San Diego, CA 92101
ph: (619) 525-4192
fx: (619) 525-4375

San Diego Association of Governments (SANDAG)
Nan Valerio
Senior Regional Planner
Suite 800, First Interstate Plaza
401 B St., Suite 800
San Diego, CA 92101
ph: (619) 595-5365
fx: (619) 595-5305

City of San Diego Airport Division
Mary Roush
Environmental Analyst
3750 John J. Montgomery Dr.
San Diego, CA 92123
ph: (619) 573-1432
fx: (619) 279-0536

IV. U.S. Universities and Research Institutions

Center for Environmental Design
UC at Berkeley
Nora Watanabe
Berkeley, CA
ph: 510 642-2896
fx: 510 643-5571

City and Regional Planning
UC at Berkeley
David Dowall
Outgoing Chair
Berkeley, CA
ph: 510 642-2223
fx: 510 643-9576

International Studies and Planning Program
Cornell University
William Goldsmith
Director
West Sibley Hall
Ithaca, NY 14853-6701
ph: 607 255-7158
fx: 607 255-6681

UCLA Graduate Management School
Victor Tabbush
Associate Dean
2381 AGSM
405 Hilgard Ave.
Los Angeles, CA 90024
ph: (310) 825-2001

Center for Inter-American and Border Studies
University of Texas, El Paso
Samuel Schmidt
Director
El Paso, TX
ph: (915) 747-5196; fax 747-5068

University of Wisconsin
Department of Agricultural Economics
John Strasma
Professor of Economics
427 Lorch Street
Madison WI 53706
ph: 608 262-6974
fx: 608 262-4376

UCLA School of Urban Planning
Raul Hinojosa
Professor
1317 Perloff
405 Hilgard Ave.
Los Angeles, CA 90024
ph: (310) 825-8956; fax: 206-5566

LBJ School of Public Affairs
Peter Ward
Professor
University of Texas, Austin
Austin, TX
ph: (512) 471-8923

Land Tenure Centre
University of Wisconsin
Ved Prakash
Professor of Economics
Madison WI 53706
ph: 608 262-1004 (home 233-1741)
fx: 608-262-9307

Latin American and Caribbean Center
Florida International University
Mark Rosenberg
Director
Miami, FL.
ph: 305 348-2894
fx: 305 348 3593

UCLA Center for Occupational and Environmental Health
46071 CHS
405 Hilgard Ave.
Diane Perry
Director for International Programs
Los Angeles, CA 90024
ph: (310) 206-1352; fax: 206-9903

Academy of Education Development*
Jack Downey
1255 23rd NW
Washington, D.C. 20037
ph: (202) 862-1900

Small Business Development and International Trade Center
Victor Castillo
Project Coordinator
Southwestern College
900 Otay Lakes Road, Bldg. #1600
Chula Vista, CA 919210
ph: (619) 482-6391
fx: (619) 482-6402

Experiment in International Living*
P.O. Box 676
Brattleboro, VT 05302
ph: (802) 257-7751

New Mexico State University
María McGeagh
Director, Border Research Institute
Box 3001
Dept. 3BRI
Las Cruces, NM 88003
ph: (505) 646-3524
fx: (505) 646-5474

International Population Center
John Weeks
San Diego State University
San Diego, CA 92120
ph: (619) 594-2874

V. Private Sector in the U.S.

Arthur Andersen and Co.*
Arthur Anderson and Leslie K. Browne Cazas
911 Wilshire Boulevard
Los Angeles, CA 90017
ph: (213) 614-1642
fx: (213) 614-6670

J.P. De Kervor*
3128 Naugatuck Ave.
San Diego, CA 92117
ph: (619) 483-9810
fx: (619) 483-5842

Deloitte Haskins and Sells*
Mauricio Monroy
701 B St.
San Diego, CA 92101
ph: (619) 232-6500
fx: (619) 237-1755

Jim Hutton and Associates*
9841 Airport Blvd. 3700
Los Angeles, CA 90045
ph: (310) 645-5012

Environmental Monitoring Systems Laboratory*
Mason Hewitt
ph: (702) 798-2377
fx: (702) 798-2184
or Ross Lunetta
ph: (702) 798-2175
fx: (702) 798-2692
944 E. Harmon
Las Vegas, NV 89119

VI. Private Organizations in the U.S.**American Bankers Association**

Jim Chessen
Chief Economist
8th Floor
1120 Connecticut Avenue, NW
Washington, DC 20036
ph: 202 663-5130
fx: 202 828-4547

Urban Land Institute

Tom Black
Washington, DC
ph: 202 624-7112
fx: 202 624-7141

Bank Administration Institute

John Barry
Manager, Financial Group
1 North Franklin Street
Chicago, IL 60606
ph: 312 553-4600
fx: 312 683-2495

Saving and Community Bankers of America

Frank Haas
Group Executive for Finance and Administration
1709 New York Avenue, Suite 801
Washington, D.C. 20006
ph: 202 637-8900
fx: 202 637-8933

National Bankers Association

Bruce Gamble
Executive Director
P.O. Box 71440
Washington, D.C. 20024
ph: 202 331-1900
fx: 202 331-1911

VII. NGOs, including Environmental Groups, Community Development Groups, etc.**American Planning Association**

Israel Stollman
Executive Director
1776 Massachusetts Avenue NW
Washington, D.C.
ph: 202 872-0611
fx: 202 872-0643

Americas Watch
Stephen Kass
Vice Chairman
Berle, Kass & Case
45 Rockefeller Plaza
New York, NY 10111
ph: 765-1800
fx: 765-1668

Audubon Society
Brock Evans
Vice President, International Issues
666 Pennsylvania Avenue S.E.
Washington, D.C. 20003
ph: 202 547-9009
fx: 202 547-9022

Environmental Defense Fund
Fred Krupp
Executive Director
257 Park Avenue South
New York, NY 10010
ph: 505-2100
fx: 505-2375

National Audubon Society
Peter Berle
President
950 Third Avenue
New York, NY 10022
ph: 832-3200
fx: 593-6254

Architects, Designers and Planners for Social Responsibility (APDSR)
Abigail Banker
New York, NY
Fax: 212 463-8716

National Resource Defense Council
John Adams
Executive Director
40 West 20th Street
New York, NY 10011
ph: 727-2700
fx: 727-1773

VIII.U.S. Foundations

El Paso Community Foundation
Nestor Valencia
Program Officer
El Paso, TX
ph: (915) 533-4020; fax: 532-0716

National Endowment for Democracy
Journal of Democracy
Marc Plattner
Editor
1101 15th Street, N.W., Suite 203
Washington, D.C. 20005
ph: 202 293-0300
fx: 202 223-6042

The Rand Foundation
David Ronfeldt
Consultant
1700 Main St.
Santa Monica, CA 90406
ph: (310) 393-0411, ext. 7717; fax: 393-4818

The Ford Foundation
Norm Collins
Representative in Mexico
Director
Mexico City, Mexico
ph: (52)(5) 280-3047; fax 280-3882

The Rockefeller Foundation
Rueben Puentes
Representative in Mexico
Fuentes de Piramides #1-801
Tceamachalco
53950 Mexico, Mexico
ph: 294-7819; 294-5688; 589-8129

TRAINING RECIPIENTS

MEXICAN AGENCIES AND GROUPS SURVEYED AND CONTACTED (US TEAM)

I. MEXICAN FEDERAL AGENCIES

H. Cámara de Diputados, LV Legislatura
Diputado Alejandro Encinas Rodríguez, Presidente
Lic. Elizabeth Anaya Lazúrtegui, Coordinadora de Asesores
Comisión de Asentamientos Humanos y Obras Públicas
México, D.F.
ph/fx: (525) 542-2338

Director de Regularización Territorial (former director)*
Diputado José Merino Castrejón
ph: (525) 522-7159

Jorge Gamboa*
Director de Reorganización Territorial y Preservación Ecológica
Departamento del Distrito Federal
ph: (525) 518-6131
fx: (525) 522-4411

Emilio Duhau*
México, D.F.
ph: 595-6247

Comisión Nacional de Aguas
José Luis Calderón
México, D.F.
ph: (525) 574-5609
fx: (525) 574-4426

Secretaria de Educacion Publica
Carlos Maniera
Subsecretario
Mexico City, Mexico
ph: (52)(5) 512-1589

Secretaria de Agricultura
Javier Bonilla
Director of International Affairs
Mexico City, Mexico
ph: (52)(5) 516-8904; fax: 515-9841

Solidaridad Nacional
Miguel Sandoval
Program Officer

* Contact researched but not contacted.

Mexico City, Mexico
ph: (52)(5) 568-5908; fax: 652-8731

Asuntos Cunsulares
Secretaria de Relaciones Exteriores
Eduardo Ibarrola
Director
Ricardo Flores Magon #1-9
06900 Mexico, D.F.
ph: (52)(5) 782-4724

Secretaria de Hacienda y Credito Publico
Federico Gonzalez Luna
Advisor to the Under-Secretary of Planning
Mexico City, Mexico

Secreteria de Educacion Publica
Gerardo Guidi Kawas
Assistant to the Secretary
Mexico City, Mexico
ph: (52)(5) 512-1589

Consejo Nacional de Ciencia y Tecnologia
Fausto Alzati
Director
Av. Constituyente 1046
Col. Lomas Alta
Del. M. Hidalgo
11950 Mexico, D.F.
ph: (52)(5) 327-7575; fax: 327-7609

Secretaria de Educacion Publica
Jaime Gonzalez Miranda
Executive Assistant to the Director General of Professions
Mexico City, Mexico
ph: (52)(5) 512-1589

Budget for Urban Development
Subsecretaria de Programacion y Presupuesto
Federico Fernandez Reyes
Executive Assistant to the Director General of Planning and Mexico
City, Mexico

II. MEXICAN STATE AGENCIES

Secretaría de Asentamientos Humanos y Obras Públicas del Estado
(SAHOPE)
Manuel Esparza León
Director de Administración Urbana
Mexicali, Baja California
ph: (52-65) 57-18-44
fx: (52-65) 57-07-29

III. MEXICAN MUNICIPAL AGENCIES

Dirección de Planeación del Desarrollo Urbano y Ecología del Ayuntamiento
Mario Tamez
Director
Tijuana, Baja California
ph: (52-66) 82-42-04 ext 2306
fx: (52-66) 82-95-58

Comisión Estatal de Servicios Públicos de Tijuana (CESPT)
Efraín Muñoz Martín
Unidad Ejecutora del Proyecto Bid Banobras
Tijuana, Baja California
ph/fx: (52-66) 84-29-11

Protection and Urban Affairs
Office of the Mayor
Sergio Ordonez
Executive Assistant to the Director General of Ecological Mexico City, Mexico

IV. TRAINING AGENCIES IN MEXICO FOR POLICY MAKERS

Universidad Autonoma Metropolitan-Azcapotzalco
Silvia Ortega
Rector
Mexico City, Mexico
ph: (52)(5) 382-4132

Universidad Autonoma Metropolitan-Azcapotzalco
Jorge Bobadilla
Assistant to the Rector
Mexico City, Mexico
ph: (52)(5) 382-4132

Universidad Autónoma de Baja California
Ana María Aviles Muñoz
Instituto de Investigaciones Sociales
P.O. Box 3280
Calexico, CA 92232
ph/fx: (52-65) 66-36-33

El Colegio de la Frontera Norte
Roberto Sánchez
P.O. Box L
Chula Vista, CA 91912
ph: (52-66) 30-04-11
fx: (52-66) 30-00-50

Universidad Nacional Autónoma de México*
Antonio Azuela
Secretario Académico de la Coordinación de Humanidades
México, D.F.
ph: (525) 550-7889
fx: (525) 606-9779

Centro de Estudios Mexicanos y Centroamericanos*
Dominique Mathieu
Embajada de Francia en México
México, D.F.
fx: (525) 540-5923

V PRIVATE SECTOR IN MEXICO

Grupo de Economistas Asociados
Jesus Reyes Heroles
Director
Mexico City, Mexico
ph: (52)(5) 639-6935; fax: 639-8506

Banco Nacional de Obras y Servicios Publicos
Sergio Rodriguez Navarro
Financial Manager
Insurgentes Norte 423, 13 Piso
06900 Mexico, D.F.
ph: (52)(5) 583-0022

Banco Nacional de Obras y Servicios Publicos
Sergio Martinez Cumming
Technical Assistant Finance Manager
Insurgentes Norte 423, 13 Piso
06900 Mexico, D.F.
ph: (52)(5) 583-0022

Banco Nacional de Obras y Servicios Publicos
Hector Ferreira
Manager
Insurgentes Norte, 423-Piso 20
06900 Mexico, D.F.
ph: (52)(5) 597-3539

Alfonso Dau
Developer Mariano Ozuela 65-SH
Guadalajara
Mexico
fax: 36 302873

APPENDIX B

PART III (MEXICAN TEAM)

1. GOVERNMENT AGENCIES THAT HAVE RECEIVED TRAINING PROGRAMS

Training Recipients

1.1 MEXICAN FEDERAL AGENCIES

Secretaria de Desarrollo Social
 Alberto Rebora
 Director General de Suelo Urbano
 Av. Constituyente No. 947
 Col. Belén de las Flores
 01110 Mexico, D.F.
 ph: 271 1836; 271-2990

NO TRAINING COURSES TAKEN ON A REGULAR BASIS BY THE STAFF. INTERESTED IN TECHNICAL WORKSHOPS AND SEMINARS ON LAND USE, LAND MARKETS, AND LAND INFORMATION SYSTEMS. NO INTEREST ON GENERAL DISCUSSIONS ON LAND POLICY ISSUES (ISSUES 9 FORMULATION, EVALUATION, IMPLICATIONS).

Secretaria de Desarrollo Social
 Julio Garcia
 Director General de Suelo Urbano
 Av. Constituyente No. 947
 Col. Belén de las Flores
 01110 Mexico, D.F.
 ph: 271 1836; 271-2990

NO TRAINING COURSES TAKEN ON A REGULAR BASIS BY THE STAFF. PARTICIPATED IN ALL SEMINARS GIVEN BY THE LINCOLN INSTITUTE IN MEXICO. ACKNOWLEDGES THE NEED OF TRAINING COURSES FOR PEOPLE WORKING IN THE PUBLIC SECTOR. SEES ENORMOUS POTENTIAL FOR SYSTEMATIC TRAINING PROGRAMS ON LAND INFORMATION SYSTEMS. SEES THE ACADEMIC SECTOR AS BETTER POSITIONED TO DO THIS THAN THE PUBLIC SECTOR.

Comisión Nacional de Avalúos
 Eduardo Ramirez Fabela
 Presidente de la Comisión de Avalúos de Bienes Nacionales
 Insurgentes Sur No. 664. 7o Piso
 Col. del Valle
 Mexico, D.F. 03100

NO TRAINING COURSES TAKEN ON A REGULAR BASIS BY THE STAFF.

1.2 MEXICAN STATE AGENCIES

INFONAVIT
 Ernesto Alba

Jefe del Departamento de Investigación del INFONAVIT
Camino Real a Xochitepec No. 29
16020 Mexico, D.F.
ph: 675-4571; 675 4422

NO TRAINING COURSES TAKEN FOR THE LAST TWO YEARS. BUT THE TECHNICAL STAFF WOULD BE INTERESTED IN TRAINING COURSES COVERING TOPICS SUCH AS LAND FOR HOUSING, EVALUATION OF SITES FOR HOUSING PROJECTS AND LAND USE DISTRIBUTION FOR HOUSING PROJECTS.

1.3 MEXICAN MUNICIPAL AGENCIES

Departamento del Distrito Federal
Jorge Gamboa
Coordinación General de Reordenación Urbana y Protección Ecológica
Pino Suárez No. 15. 3er piso
Mexico, D.F. 06060
ph: 518-6131

NO TRAINING COURSES TAKEN ON A REGULAR BASIS BY THE STAFF. PARTICIPATED IN ALL SEMINARS GIVEN BY THE LINCOLN INSTITUTE IN MEXICO. ACKNOWLEDGES THE NEED OF TRAINING COURSES FOR PEOPLE WORKING IN THE PUBLIC SECTOR.

Tesoreria del Departamento del Distrito Federal
Carlos Goya
Subtesorero de Catastro y Padron Territorial
Dr. Lavista No. 144 1er piso
Col Doctores
ph: 588-1181

NO TRAINING COURSES TAKEN ON A REGULAR BASIS BY THE STAFF. PARTICIPATED IN ALL SEMINARS GIVEN BY THE LINCOLN INSTITUTE IN MEXICO. ACKNOWLEDGES THE NEED OF TRAINING COURSES FOR PEOPLE WORKING IN THE PUBLIC SECTOR.

Tesoreria del Departamento del Distrito Federal
Carlos Morales
Director de Política Catastral
Dr. Lavista No. 144 1er piso
Col Doctores
ph: 588-1181

ACKNOWLEDGES THE CRITICAL NEED OF TRAINING PROGRAMS, BUT EXPRESSES PESSIMISM ABOUT THE POSSIBILITY OF GOVERNMENT ORGANIZATIONS ORGANIZING THEM. HE SEES GREATER POTENTIAL IN ACADEMIC INSTITUTIONS ORGANIZING THEM.

2.1 ACADEMIC INSTITUTIONS

Universidad Nacional Autónoma de México
Cortes Rocha
Director de la Facultad de Arquitectura
Ciudad Universitaria
Mexico, D.F. 04510
ph: 548-9640; 548-5152

PROVIDES COURSES FOR STUDENTS ENROLLED IN THEIR M.D. PROGRAM ON URBANISM COVERING THE 4 AREAS OF LAND USE.

Universidad Autonoma Metropolitana-Xochilmilco
Bernardo Navarro Benitez
Departamento de Teoría y Análisis
Calzada de Hueso No. 1100
Col. Villa Quietud
Mexico, D.F. 04960
ph: 724-5145

PROVIDES COURSES FOR STUDENTS ENROLLED IN THEIR M.D. PROGRAM ON URBANISM COVERING THE 4 AREAS OF LAND USE.

Universidad Nacional Autónoma de México
Jesus Barba
Facultad de Arquitectura
Ciudad Universitaria
Mexico, D.F. 04510
ph: 548-9640; 548-5152

PROVIDES COURSES FOR STUDENTS ENROLLED IN THEIR M.D. PROGRAM ON URBANISM COVERING THE 4 AREAS OF LAND USE.

Red Nacional de Investigación Urbana
Elsa Patino Tovar
Directora
Maximino Avila Camacho No. 208
Puebla, Puebla 72000
ph:

ORGANIZED TWO NACIONAL SEMINARS ON LAND VALUE, HOUSING, PRICES AND OTHER LAND RELATED TOPICS (MAINLY WITH ACADEMICS). FEELS THAT INTEREST ON THE TOPIC HAS DECREASED.

Antonio Azuela de la Cueva
Secretario Académico de la Coordinación de la Humanidades
Ciudad Universitaria
Mexico, D.F. 04510
ph: 622-7573; 622-7570; 622-7572

ORGANIZED AN INTERNATIONAL WORKSHOP ON LEGAL ISSUES OF URBAN LAND IN LATIN AMERICA

Universidad Nacional Autónoma de México
Ignacio Kunz Bolaños
Instituto de Geografía
Ciudad Universitaria
Mexico, D.F. 04510
ph: 666-0907

INSTRUCTOR ON LAND USE PROGRAMS IN BOTH THE PRIVATE AND ACADEMIC SECTORS

2.2 PRIVATE SECTOR

Asociación Mexicana de Profesionales Inmobiliarios A.C

Adolfo Kunz Bolaños

Paseo de la Reforma 403-Desp. 506

Mexico, D.F. 06500

ph: 525 0872; 514 1640

fx: 208-5702

OFFERS COURSES ON REAL ESTATE WHICH INCLUDE A SECTION ON URBAN LAND USE (SEE BROCHURE- ATTACHMENT H.)

2.3. INTERNATIONAL ORGANIZATIONS

Embajada de Francia en México

Francois Tomas

Director de Instituto Frances para la America Latina

Río Nazas No. 43

México, D.F. 06500

HAS ORGANIZED A PERMANENT WORKSHOP ON LAND TENURE REGULARIZATION PROGRAMS IN MEXICO.

2.4. NON GOVERNMENTAL ORGANIZATIONS

Centro de la Vivienda y Estudios Urbano A.C.

Alejandro Suarez Pareyon

Violeta No. 27

Col. Copilco el Bajo

México, D.F. 04340

ph: 550-4099; 548-7436

ORGANIZED SEMINAR FOR POLITICAL LEADERS, LOCAL AUTHORITIES AND GRASSROOTS ORGANIZATIONS ON URBAN PLANNING WHICH INCLUDED GENERAL PRINCIPLES ON LAND USE PLANNING. (SEE BROCHURE ATTACHMENT I.)

APPENDIX C

BIBLIOGRAPHY OF RELATED MATERIALS
(REPORTS, CATALOGUES, ETC.)

National Institute for Statistics Geography and Information, Mexico: Economic and Social Information, INEGI International Review, (Mexico, D.F.: 1990).

Pan American Health Organization, Strategic Orientation and Program Priorities 1991-1994, (World Health Organization: Washington, D.C., 1991).

Pan American Health Organization, Health and Peace for Development and Democracy, (World Health Organization: Madrid, 1991).

United Nations Centre on Transnational Corporations, Compendium of Technical Assistance Projects, 1976-1989, (United Nations, Programme of Technical Cooperation, 1990).

United Nations Centre on Transnational Corporations, Technical Cooperation Programme on Foreign Investment and Technology Transfer (UNCTC, undated).

United Nations Centre on Transnational Corporations, Foreign Direct Investment and Industrial Restructuring in Mexico, No. 18 Series A (UNCTC: 1992).

FROM: MAYORS OFFICE SAN DIEGO TO:

5945474

JUN 17, 1992 3:54PM #642 P.21

Fax Transmittal Memo 7672

To Paul Ganster - attention Bertin

No. of Pages

Today's Date

Time

Company

From

Company

Location

Location

Fax #

Telephone #

Fax #

Dept. Charge

Telephone #

Comments

Original
Disposition Destroy Return Call for pickup

Bertin - Sorry for the delay. Good luck with the project. Geoff -



THE CITY OF
SAN DIEGO
MAYOR'S OFFICE of
BINATIONAL AFFAIRS

ATTACHMENT A

June 17, 1992

Dr. Paul Ganster
Director
Institute for Regional Studies
of the Californias
San Diego State University
San Diego, CA 92182-0435

Dear Dr. Ganster:

I have received your request for information concerning current and past involvement with Mexican government agencies and officials in the area of urban land policy.

As far as I know, the City of San Diego has not been directly involved with cross-border training in land use matters. However, please find below a brief overview of recent and current collaborations between San Diego and Tijuana pertaining directly or indirectly to land use policy issues.

1. **WASTE MANAGEMENT:** During the last three years, representatives from San Diego's Waste Management Department and Tijuana Department of Public Works have met regularly to discuss topics of shared concern and technical expertise, including siting and maintenance of landfills.
2. **URBAN PLANNING:** During the last several years, urban planners from San Diego and Tijuana planning departments have met regularly to share ideas, exchange technical information, and outline future urban plans. Among the specific areas of land use planning that have benefited from this ongoing dialogue are: highway planning, industrial park plans and residential and commercial zoning.
3. **THE INTERNATIONAL SEWAGE TREATMENT PLANT:** The City of San Diego's Clean Water Program has been working closely with state and federal officials and the International Boundary and Water Commission (IBWC) concerning the construction of an international sewage treatment plant and South Bay treatment plant in the Tijuana River valley. The IBWC has served as the forum for cross-boundary dialogue regarding project-related land use issues.

FROM: MAYORS OFFICE SAN DIEGO TO:

5945474

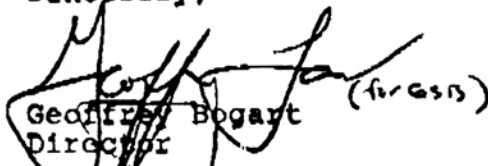
JUN 17, 1992 3:54PM #642 P.02

Dr. Paul Ganster
June 17, 1992
Page Two

4. TWINPORTS: The City of San Diego is overseeing the first phase of an FAA-funded Master Plan of the TwinPorts concept for an international airport at Otay Mesa. Phase I will evaluate the economic impact of TwinPorts along with international air space considerations. Future studies will analyze land use issues, including ground access and environmental impact. The Master Plan involves extensive contact with Mexican authorities at each phase of study.

If I can clarify these overviews in any way, please do not hesitate to call me at 236-6604.

Sincerely,


Geoffrey Bogart (for GSB)
Director

GSB/GDL:dd

B-7.1

BANCO INTERAMERICANO DE DESARROLLO
BANCO INTERAMERICANO DE DESENVOLVIMENTO



INTER-AMERICAN DEVELOPMENT BANK
BANQUE INTERAMERICAINE DE DEVELOPPEMENT

WASHINGTON, D.C. 20577
CABLE INTAMBANC

Asesor de Relaciones Externas

External Relations Advisor

May 20, 1992

ATTACHMENT B

Professor Ronald Hellman
The Graduate School and University Center
of the City University of New York
Bildner Center for Western Hemisphere Studies
33 West 42nd Street
New York, NY 10036-8099

Dear Professor Hellman:

Thank you for your letter of May 5, 1992, to President Enrique V. Iglesias about the Bank's activities in training for urban land use administration in Mexico.

The Bank does not have any loans or technical cooperations that meet the strict definition of the Lincoln Institute's area of interest in either its portfolio of projects in execution or on its list of proposed projects scheduled for approval in the future. It does, however, have several regional technical cooperation projects that include components involving the subjects referred to in your letter and accompanying questionnaire.

Specifically, the Bank is currently considering a proposed technical cooperation for "Research and Training in Public Policy." If approved, the grant will cover the costs of training in areas of expertise related to the taxation of land in urban areas, along with legal aspects of the registry and titling of such land. Similar technical cooperations have been approved by the Bank on a regional basis in prior years as well.

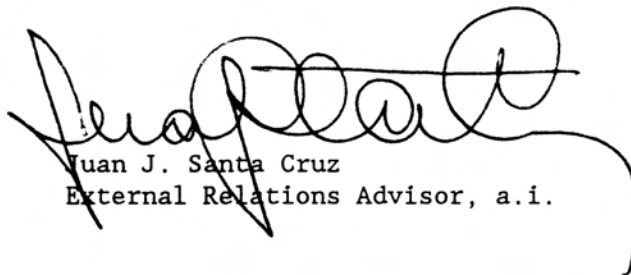
For a summary of training received in the areas of interest to the Institute--and for a description of the particulars of that training, such as your questionnaire solicits--we suggest that you may wish to consult Sr. Manuel Perlo at the Instituto de Investigaciones Sociales, Universidad Nacional Autónoma de México (UNAM), if you have not done so already. Also, as you may know, there are at least two academic programs related to land-use planning and administration in Mexico, an undergraduate specialization at the Universidad Autónoma Metropolitana de Xochimilco and a graduate program at the Colegio de México.

The Bank, again, has unquestionably provided training in many of the areas in which you have expressed an interest. The enclosed excerpted tables from the Bank's 1991 Annual Report on the Environment and Natural Resources,

for instance, refer to projects in Mexico with environmental components. These projects will necessarily fulfill many of the conditions you have established for identifying training in "environment and infrastructure issues...as they relate to land use." In many instances, obviously, fields of expertise and definitions of subject areas will overlap.

I hope this information proves useful--and that it serves to indicate the nature of some of the training activities financed by the Bank that fit within the parameters of the Institute's areas of study.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan J. Santa Cruz', with a long horizontal flourish extending to the right.

Juan J. Santa Cruz
External Relations Advisor, a.i.

Enclosures

TABLE 4. Environmental and Natural Resource Management Projects Under Study in the Environmental Protection Division (1992-1994)

| Project | Country | Estimated loan amount (US\$ millions) |
|---|--------------------|---------------------------------------|
| Coastal Conservation and Management Program | Barbados | 21.0 |
| Environmental Management of the Guaiba Basin | Brazil | 170.0 |
| Program to Support the National Environmental Fund | " | 22.0 |
| National Sanitation and Watershed Recovery Program | " | 300.0 |
| Environment and Indigenous Community Program | " | 75.0 |
| Soil Management and Recuperation Program | " | 150.0 |
| Natural Resource Management and Protection of Critical Watersheds Program | Chile | 100.0 |
| Environmental Program in Forestry | Colombia | 175.0 |
| PLADEICOP - Regional Corporations | " | 50.0 |
| Program for Protection and Management of National Parks and Ecotourism | Costa Rica | 30.0 |
| Rehabilitation of Bao River Basin | Dominican Republic | 40.0 |
| Forest Management and Agroforestry Production | " | 13.0 |
| Coastal Resources Management Program | Ecuador | 20.0 |
| National Environmental Program | El Salvador | 30.0 |
| National Watershed Management and Soil Conservation Program | Guatemala | 30.0 |
| Coastal Zone Management Program | Guyana | 50.0 |
| Artibonite Watershed Management | Haiti | 15.0 |
| Environmental Management, Islas de la Bahía | Honduras | 18.0 |
| Environmental Management, El Cajón Basin | " | 22.0 |
| Environmental Management and Development, Sula Valley | " | 40.0 |
| Environmental Conservation, Mexico City | Mexico | 100.0 |
| Forestry Development Program | " | 50.0 |
| National Environmental Program | Paraguay | 14.0 |
| Tourism Development Program | Trinidad & Tobago | 30.0 |
| Environmental Protection Program | " | 30.0 |
| Watershed Conservation and Management Program | Venezuela | 32.5 |
| Water Level Control, Lake Valencia | " | 100.0 |

Note: This list is only indicative. Some projects may be withdrawn, discarded, replaced or postponed.

Creation of a Scientific, Technological and Cultural Information System in the Amazon Region (SIAMAZ)

The proposal to establish an information system for Amazonia originated from the recommendations of the First Scientific and Technological Meeting of the Amazon Cooperation Treaty Countries, held in Belém, Brazil, November 18-22, 1984. The action plan proposed at that meeting assigned top priority to scientific and technological data because of the growing volume of information being generated by institutions and individuals and the absence of any centralized system to direct the flow of

information from those who produce the data to those who need to use it.

In 1991 the Bank approved a US\$877,000 nonreimbursable regional technical cooperation to assist in setting up a scientific, technological and cultural information system on the Amazon region whose total cost is US\$1,573,200. The project will be carried out by the Association of Amazonian Universities (UNAMAZ), whose member institutions are well-known centers of learning and research in the region.

The fundamental aim of the project is to gather, assess and organize environmental information, and dis-

TABLE 5. Environmental and Natural Resource Management Project Under Study in the Sanitation and Urban Development Division (1992-1994)

| Project | Country | Estimated loan amount (US\$ millions) |
|--|-------------------|---------------------------------------|
| Reconquista River Sanitation Program | Argentina | 66.0 |
| Social Investments for Municipalities | " | 200.0 |
| Solid Waste Treatment Project | Barbados | 14.0 |
| South Coast Sewerage System | " | 46.4 |
| West Coast Sewerage System | " | 28.0 |
| Sites and Services, Stage I | Bolivia | 35.0 |
| National Water and Sewerage Program | " | 70.0 |
| Social Action Program in Urban Development | Brazil | 367.5 |
| Basic Environmental Program, Guanabara Bay | " | 450.0 |
| Microdrainage in São Paulo, Stage II | " | 378.0 |
| Sanitation Program in Fortaleza | " | 172.6 |
| Decontamination of the Tietê River | " | 450.0 |
| Basic Environmental Sanitation Program, Igarapés | " | 70.0 |
| Sites and Services Program | Chile | 105.0 |
| Water and Sanitary Sewerage Program | " | 100.0 |
| Bogotá Urban Development Program | Colombia | 90.0 |
| Territorial Development Program | " | 42.0 |
| Urban Sanitation in Major Cities | Costa Rica | 100.0 |
| Rural Water Supply Plan, Stage IV | Dom. Rep. | 25.0 |
| Sanitation—Guayaquil | Ecuador | 54.0 |
| Sanitation—Quito | " | 48.0 |
| Sewerage Master Plan for Guayaquil, Stage I | " | 45.0 |
| Rehabilitation of Quito's Historical Center | " | 18.0 |
| Water Supply and Sewerage Program | El Salvador | 100.0 |
| National Housing Program | " | 45.0 |
| Global Social Investment Program | Guatemala | 15.0 |
| Municipal Development | " | 54.0 |
| Water and Sewerage Rehabilitation, Georgetown | Guyana | 20.0 |
| Support for Water and Sewerage, Georgetown | " | 10.0 |
| Urban Rehabilitation | " | 15.0 |
| Social Improvement Program (SIMAP) | " | 15.0 |
| Water Supply Program, Medium-Sized Cities | Haiti | 30.0 |
| Rural Water Supply Program (POCHEP III) | " | 13.5 |
| ✓ National Solidarity Program | Mexico | 80.0 |
| ✓ Low-income Housing Program | " | 100.0 |
| ✓ Water Supply and Sewerage, Guadalajara | " | 300.0 |
| ✓ Tourism Development Program | " | 100.0 |
| ✓ Water Supply and Sewerage Program | " | 200.0 |
| Water and Sewer System Rehabilitation Program | Nicaragua | 30.0 |
| Sites and Services Program | Paraguay | 54.0 |
| Water and Sewer Systems, Medium-Sized Cities | " | 24.0 |
| Rural Water Supply Systems, Stage I | " | 13.5 |
| Water Supply System, Asunción, Stage II | " | 60.0 |
| Urban Water Supply and Sewerage Program | Peru | 42.0 |
| Water Supply, Paramaribo | Suriname | 10.0 |
| Water Supply and Sewerage | Trinidad & Tobago | 50.0 |
| New Urban Development in Port-of-Spain | " | 30.0 |
| Sites and Services Program | Uruguay | 48.0 |
| National Sanitation Program, Stage I | " | 35.0 |
| Water Supply, Vargas Coast | Venezuela | 160.0 |

Note: This list is only indicative. Some projects may be withdrawn, discarded, replaced or postponed.

ATTACHMENT C

CENTER FOR ENVIRONMENTAL DESIGN RESEARCH
390 WURSTER HALL
BERKELEY, CA 97420

Telephone: (510) 642-2896
Fax: (510) 643-5571

Date 06/18/92

TO: Dr. Eugene D. Miller
ATTN: Graduate School and University Center, CUNY
FROM: Nora Watanabe

FAX MESSAGE

Re: Lincoln survey questions.

Following is a copy of the course brochure for "Successful Land Development" which has been offered at UC Berkeley twice. Only a very few of the participants (less than 5) were from Mexico (unfortunately we are in the process of moving long-term records and I cannot locate the list of participants).

Most of your questions are answered by the brochure except for the following:

- 4. How participants were selected: you will need to contact Lincoln, they handled registration.
- 6. Currently the only assessment was an evaluation conducted immediately following the course. Advanced courses have been requested by many participants, but none are currently planned.
- 7. 1-5 scale: most participants rated the course a 4 or 5= excellent.
- 8. payment: check with Lincoln.
- 9. none specifically mentioned in evaluations. You could try to check with Professor Dowall.
- 10. Please contact Professor Dowall. The Center offers no other programs.



Successful Land Development: Public and Private Sector Strategies for Developing Countries



June 2-15, 1991
Berkeley, California, U.S.A.

Learn -

- How to assess the benefits of public/private sector joint ventures and decide if a joint venture is the right choice
- How to maximize land development project performance by linking market research, financial analysis, and project design
- How to use computer-based financial models to increase your agency's performance
- How to maximize and use land development project revenues to cross-subsidize low-cost housing
- How to collect and assess land and housing market data to avoid costly design and site selection mistakes

Participants last year said -

- *"I was expecting something really practical, and we got it."*
- *"As an introduction to new techniques of analysis, it gave good exposure."*
- *"Got a good flavour of land market assessment, market research, and financial analysis models... Will try to introduce the models in some of the projects that are being undertaken in the private and public sectors."*
- *"I'll take home all these ideas to improve the system."*
- *"The speakers and program are excellent."*

SPONSORED BY

University of California, Berkeley
and
Lincoln Institute of Land Policy

OBJECTIVES

This two-week training program has two overall objectives:

- to develop participant's capacity to design and implement successful land development projects that achieve a broad set of policy goals, and
- to teach tested models for successful land and housing development in developing countries, including ways for the public and private sectors to work together.

STRUCTURE

This unique program is specifically designed for senior and mid-level public officials and businesspeople responsible for the design, execution, financing, marketing, and management of public and private sector land development projects. Special emphasis will be placed on land development strategies for housing production.

Senior instructors with international professional experience in housing policy and land development strategies will lecture and lead workshops.

Morning sessions will be devoted to lectures and case study presentations. Afternoon workshops on financial, marketing, design, and deal-structuring problems will give participants hands-on experience. Several site visits will be made to development companies, government agencies, and projects.

In addition to the key faculty, experienced land and housing developers from the public, private, and non-profit sectors will make informal presentations. There will be ample time for discussion and one-on-one exchanges with faculty and colleagues.

Numerous case studies will be presented to clarify policy issues and illustrate the application of property development techniques. Cases will be drawn from work the faculty has done throughout the world, including Thailand, Pakistan, Morocco, Tunisia, Honduras, Mexico, Jordan, Indonesia, and the United States.

One-on-one training in advanced land development techniques will include computer applications, financial analysis, and site planning and design.

Instruction will be in English; French, Spanish, and Arabic language facilitators will be provided.

PROGRAM

JUNE 2

EVENING

Welcome Reception

JUNE 3

MORNING

Introduction to course: presentation of land development policy issues in selected countries; relationship between formal and informal land and housing markets.

AFTERNOON

Overview of land development process from public and private sector perspectives: common objectives; differences; ways in which they can work together.

JUNE 4

MORNING

Demand for land and housing: basic economics and market research; factors that drive land and housing markets; monitoring market trends.

AFTERNOON

Gauging demand for housing: case studies of Yogyakarta, Indonesia, and San Pedro Sula, Honduras; presentation of market studies prepared for Perum Perumnas and San Pedro Sula.

| PROGRAM | (continued) |
|----------------|---|
| JUNE 5 | |
| MORNING | Assessing the competitive environment to position your project successfully: how to assess competition prior to deciding what to build. |
| AFTERNOON | Field visit to Bay Area Council to learn about land and housing conditions in the San Francisco Bay Area. |
| JUNE 6 | |
| MORNING | Land and housing market research: how to conduct; how to use to identify good opportunities; examples from Bangkok, Karachi, Yogyakarta. |
| AFTERNOON | Examples of land market studies. |
| JUNE 7 | |
| MORNING | Strategies for site selection and acquisition: tools used by leading public and private land developers for site selection and acquisition. |
| AFTERNOON | Case studies of site selection practices: Bangkok, Karachi, Tunisia, and Indonesia. Site selection group exercise. |
| JUNE 8 | |
| | Travel to San Francisco (an optional, recreational tour) |

| | |
|----------------|--|
| JUNE 9 | |
| | Travel to the Napa Valley wine region (an optional, recreational tour) |
| JUNE 10 | |
| MORNING | Prefeasibility analysis of a housing project: basic decision rules; how developers conduct quick assessments of project feasibility. |
| AFTERNOON | Field visit to San Francisco housing developer. |
| JUNE 11 | |
| MORNING | Financial analysis of projects: bringing together market and building cost information to evaluate potential projects. |
| AFTERNOON | Introduction to the Bertaud Model. |
| JUNE 12 | |
| ALL DAY | Group problem on site design: This day-long problem session will focus on preparing a marketable site plan for a housing project. |

PROGRAM

(continued)

JUNE 13**MORNING**

Public/private sector joint ventures: possible ways to link public and private sector developers; how to structure joint ventures.

AFTERNOON

Joint ventures: Panel of several private and public developers will discuss their experiences in structuring successful joint ventures.

JUNE 14**MORNING**

Strategic planning for land development agencies: defining a market niche; focusing on a product line; maintaining flexibility.

AFTERNOON

Wrap-up session.

EVENING

Closing Ceremony

JUNE 15**MORNING**

Departure

KEY FACULTY

PROFESSOR DAVID E. DOWALL (Course Developer) is a Professor and Chair of City and Regional Planning at the University of California, Berkeley. He has designed, developed, and taught training programs on public and private sector land development in many countries. His recent work includes research and training in China, Thailand, Jordan, Pakistan, Indonesia, Mexico, Portugal, Honduras, and Taiwan. Professor Dowall is a consulting economist and director of PADCO International, a leading urban planning consulting firm specializing in providing technical assistance to developing countries and international donor agencies, and a consultant to the Urban Division of the World Bank.

MR. DENNIS ROBINSON (Course Developer) is the Director of Education at the Lincoln Institute of Land Policy. He has developed and administered educational programs in many land policy and property tax subject areas, including an intensive two-week executive training program, developed with USAID, for land policy officials from developing countries. This program covered a wide range of land policy subjects including land management in the context of national urban strategies, urban land economics, land tenure, land markets, and land valuation. Mr. Robinson is currently directing the development of a multi-year land policy educational program for the Republic of Mexico.

MR. ALAIN BERTAUD is an architect-planner working with the World Bank in the Urban Division of the Policy, Research and External Relations Department. Mr. Bertaud specializes in the analysis of housing, land use, and urban planning issues and has developed methods to analyze the interrelation between design, costing, and pricing of residential land use developments. Since joining the World Bank in 1981, he has worked for the development appraisal and supervision of urban projects in over a dozen countries around the world. Mr. Bertaud has also worked with PADCO, the United Nations, and the New York City Planning Commission.

PROFESSOR MARY C. COMERIO is Associate Professor of Architecture at the University of California, Berkeley, and Partner in the San Francisco architectural firm of George Miers & Associates. She specializes in community design and real estate development. Bringing a unique combination of academic and real world experience to her instruction, Professor Comerio is a specialist in low-income housing, public buildings, and community facilities.

MR. DUANE KISSICK is President and Chairman of the Board of PADCO, Inc., in Washington, D.C. He is also the coordinator for the Society for International Development (SID) (Washington) institutional members and is an appointed member of SID's Board of Directors. He has been an urban/regional policy advisor for research and consulting projects throughout the world. Recent projects include a study on the use of infrastructure as an urban growth management tool, in conjunction with urban finance and cost recovery techniques (Tunisia, Morocco, Thailand); and the use of public/private development partnerships to support urban development efforts.

(continued)

KEY FACULTY

(continued)

PROFESSOR JOHN D. LANDIS is Assistant Professor of City and Regional Planning at the University of California, Berkeley, teaching in the areas of housing and project development, microcomputer applications, quantitative methods, and urban economics.

DR. RICHARD PEISER is Director of the Lusk Center for Real Estate Development and Academic Director of the graduate real estate development program at the University of Southern California in Los Angeles. Through his company, Peiser Corporation, he also is engaged in apartment and community development and management. Dr. Peiser's previous activities include faculty appointments in real estate at Southern Methodist and Stanford universities; homebuilding in partnership with Doyle Stuckey in Houston, Texas; land development with Gerald D. Hines Interests in Houston; and planning with the New York City Planning Commission staff.

TIMOTHY TOSTA, Esq., is a partner with the international law firm of Baker & McKenzie and the co-founder of its Land and Resources Practice Group. Before joining Baker & McKenzie, he managed his own firm, which was recognized by *The American Lawyer* as one of the top firms in the field of real estate. Mr. Tosta has procured land use entitlements for some of California's most complex and controversial development proposals.

OTHER FACULTY AND SPECIAL SPEAKERS will be included to support instructional goals in certain modules of the training program.

THE SPONSORS

THE UNIVERSITY OF CALIFORNIA, BERKELEY, is one of the world's leading institutions of higher education and research. Its College of Environmental Design has supported international programs in training and research for over 20 years. The distinguished faculty provide research and professional advice to numerous government agencies, private corporations, and organizations worldwide. The College is a leader in planning, development, and architectural research and practice.

THE LINCOLN INSTITUTE OF LAND POLICY is a non-profit educational institution where leaders explore the complex linkages between public policies, including taxation, and land policy, and the impact of these linkages on major issues of our society. The Institute is a tax-exempt school providing advanced education in land economics, including property taxation, and offering challenging opportunities for learning, research, and publication. The major goal of the Institute is to integrate theory, understanding, and practice of land policy and its influence on the lives and livelihood of all people.

THE LINCOLN INSTITUTE AND THE UNIVERSITY OF CALIFORNIA admit students of any race, color, national or ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the schools. They do not discriminate on the basis of race, color, national or ethnic origin in administration of education policies, admission policies, scholarship and fellowship programs, or other school administered programs.

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THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

INFORMATION

For More Information

FOR MORE INFORMATION about the course curriculum, please contact:

Professor David E. Dowall
Center for Environmental Research
390 Wurster Hall
University of California, Berkeley
Berkeley, CA 94720 USA
Phone: (415) 642-2896
Fax: (415) 643-5571

FOR MORE INFORMATION on registration, travel, or accommodations, please contact:

Mrs. Ann Long, Registrar
Lincoln Institute of Land Policy
26 Trowbridge Street
Cambridge, MA 02138 USA
Phone: (617) 661-3016
Fax: (617) 661-6596 or (617) 661-7235

Schedule

A **FULL SCHEDULE**, with detailed location information, will be sent to all registrants. Students should sign-in and pick up course materials at the Welcome Reception on Sunday evening, June 2. The course consists of ten full days of instruction: June 3-7 and June 10-14. Optional weekend tours will be available June 8 and 9 at no additional cost.

Travel to Course Site

PARTICIPANTS SHOULD FLY into the San Francisco International Airport or the Oakland International Airport for easiest access to the course site. Berkeley is approximately a 45-minute drive from the San Francisco Airport, and 20 minutes from the Oakland Airport. Participants must arrange their own transportation to and from the airport.

BY TAXI: Taxis are available at both airports. Taxi to Berkeley from Oakland Airport is approximately \$35; from San Francisco Airport approximately \$70.

(continued)

REGISTRATION



By Phone:
Call Mrs. Ann Long, Registrar,
at (617) 661-3016

By Fax:
Complete this form and fax to Mrs. Ann Long,
Registrar, at (617) 661-6596 or
(617) 661-7235

By Mail:
Complete this form and mail to
Lincoln Institute of Land Policy
ATTN: Mrs. Ann Long, Registrar
26 Trowbridge Street
Cambridge, MA 02138 USA

Registration for "Successful Land Development: Public and Private Sector Strategies for Developing Countries"

June 2-15, 1991; Berkeley, California

Enrollment for this course is limited to 30 participants who will be accepted on a first-come basis; register early to ensure that space is available. Advance registration is required and can be made by phone, fax, or mail. Registration is not accepted, and attendance at course sessions not permitted, until check or governmental authorization is received. The tuition for the course is \$3,000. Travel for field visits held during the course are included in the tuition, as are the weekend recreational trips. Room, board, and travel to and from the course are not included.

Registrants will receive a letter confirming registration upon receipt of payment or governmental authorization for the course. If you need additional documentation for purposes of your visa application, please contact Mrs. Ann Long at the address, phone, or fax provided above.

Please complete both sides of registration form.

Payment of US\$3,000 tuition fee is by

- check (denominated in US dollars, payable to the Lincoln Institute)
- governmental authorization
- wire (Cambridge Trust Co., 1336 Massachusetts Ave., Cambridge, MA 02138 USA. Please specify: Lincoln Institute of Land Policy; account number 42-036001; A.B.A. routing number 0013 00695)
- VISA _____ (Expiration: _____)
- MasterCard _____ (Expiration: _____)

(continued)

REGISTRATION (continued)

Do you need language facilitation? French Spanish Arabic

Do you plan to participate in the optional, free recreational tours offered on the weekend?

- Tour of San Francisco, June 8 Yes No
- Tour of Napa Valley wine region, June 9 Yes No

Please check your preference of accommodations if you wish to have the Lincoln Institute arrange accommodations for your stay. See information in brochure on accommodations. We will make every effort to accommodate your choice, but availability is not guaranteed.

- Do not need accommodations reserved (will arrange own)
- Single dormitory room (\$38 per night)
- Double dormitory room (\$48 per night)
- Double dormitory room, with roommate to be assigned (\$24 per person per night)
- Single hotel room (\$64 per night, plus tax)
- Double hotel room (\$74 per night, plus tax)
- Double hotel room, with roommate to be assigned (\$37 per person per night, plus tax)

Arrival Date: _____

Departure Date: _____

THE LINCOLN INSTITUTE reserves the right to cancel or reschedule this course; registrants will be notified at the earliest possible date, and full refund of registration fees paid will be made. Registrations cancelled by participant at least four weeks before course are eligible for full refund less \$30 processing fee. Registrations cancelled within four weeks before the course are eligible for refund (less \$30 processing fee) only with written verification that cancellation is due to medical or other serious emergency or important matters related to the registrant's professional responsibilities.

Signature (required) _____

Family Name _____ Given Name _____ Mr./Ms./ _____

Given Name Preferred on Nametag _____

Profession _____

Title _____

Organization _____

Street Address _____

City _____ State/Prov. _____

Zip or Postal Code _____ Country _____

Phone (_____) _____ Fax (_____) _____
city code city code

CRP COURSES1991/92

Most courses in the Department of City and Regional Planning are open to students in any college of the University who have fulfilled the prerequisites and have the permission of the instructor.

The department attempts to offer courses according to the information that follows. However, students should check with the department at the beginning of each semester for the latest changes.

Undergraduate Program in Urban and Regional Studies

100 The American City Fall. 3 credits. M. Wilder.

An introductory course on the urban problems and opportunities facing the majority of this country's population as we approach the last decade of the twentieth century. Readings, discussions, and brief papers exploring topics ranging from suburban development to central city poverty, from environmental threats to downtown revitalization, and from municipal finance to the new position of women in the urban economy.

101 The Global City: People, Production, and Planning in the Third World Spring. 3 credits. P. Olpadwala.

A critical look at the physical and social development of giant cities in the Third World. Their origins, roles, contributions, and shortcomings are examined. Their place in the world political economy is evaluated. Policy prescriptions for their principle problems are discussed.

108 FWS: Environment and Society: The Delicate Balance Fall. 3 credits. J. Cody.

This freshman writing seminar addresses the delicate balance that must be maintained between social needs/demands and environmental quality. It utilizes several important texts that examine and challenge society's widespread and deep-rooted tendencies to ignore the social, economic and environmental consequences of degrading the natural environment. Students work extensively on improving writing skills.

109.01 Freshman Writing Seminar Fall or Spring. 3 credits. Hours to be arranged. Staff. Topic to be announced.

109.02 FWS: In Search Of American Cities Spring 3 credits. M. Wilder.

An unusual course structure is used to give students broad exposure to ongoing changes in the social, political, economic, and the physical character of U.S. cities. Each week students will "visit" a different city by way of readings, oral presentations, discussions, and brief papers on: major aspects of the city's economic, social, and political history, the city's physical character and regional context, and recent planning or policy issues.

218 Economics of Gender Spring. 3 credits. L. Benerfa.

The emphasis of this course will be on the economic aspects of women and work: What are the consequences of women's concentration in reproductive work? What economic role does domestic work play within the larger economy? What are the consequences of occupational segregation by gender? Why is the wage gap between men and women not disappearing? What is the role of discrimination? What is the condition of women in other countries? Throughout the course we will examine different analytical frameworks and distinguish between different feminist perspectives dealing with those questions.

261 Urban Archaeology Spring. 3 credits. S. Baugher.

Urban archaeologists study both urban development and the pre-urban past which lies within the present boundaries of cities. Thus not all archaeology in a city is of a city. While several centuries of urban development are often found at the upper level of archaeological sites, lower horizons often reveal cultural diversity. This course will examine the methods and unique political and economic problems associated with excavating in urban environments while exploring the commercial, industrial, residential and transportation-related sites found in modern cities. An introductory course, designed for undergraduates.

271 Introduction to African Development (also ASRC 271 and Govt. 271) Fall. 3 credits. Staff.
A survey of development problems in Sub-Saharan Africa, including the importance of the natural resource base, the policy and institutional factors effecting development, and the human resource potential in the continent.

314 Planning, Power, and Decision Making Fall. 3 credits. J. Forester.
This seminar examines various bases of political and professional power. We ask, What do professionals who want to serve the public need to know about power and decision-making processes in the institutional settings in which they operate? How and why can professionals make a difference when facing problems characterized by great complexity and severe inequalities among affected groups?

315 The Progressive City Spring. 3 credits. P. Clavel.
A review of attempts to incorporate the interest of working class and poor constituencies through majority control of local governments. Topics to be covered include the role of the city in class formation; historical perspectives on urban political administration; contemporary populist, socialist, and progressive urban governments; and the search for an economic basis for progressive reforms.

320 Introduction to Statistical Reasoning for Urban and Regional Analysis Fall. 3 credits. Staff.
An introduction to the role and use of quantitative methods in the study of urban and regional issues. Emphasis will be on statistical and related computer methods for the formulation, analysis, and testing of hypotheses and models of social, economic, and physical phenomena of cities and regions. This course will cover applicable methods in probability, descriptive statistics, estimation, hypothesis testing, and regression.

321 Introduction to Quantitative Methods for the Analysis of Public Policy Spring. 3 credits. S. Saltzman.
An introduction to the role and use of quantitative methods in the study of urban and regional issues. This course will focus on various types of models commonly used to analyze urban and regional policy, including techniques for decision analysis, linear programming, cost benefit analysis, simulation, and regression models, among others. Strengths and weaknesses of those methods will also be considered.

360 Pre-Industrial Cities and Towns of North America. (Also CRP 666) Fall. 3 credits. S. Baugher.
The pre-industrial approaches to the founding, design, and development of towns and cities in North America until 1815 demonstrate how various American Indian civilizations as well as diverse European cultures have each brought their perspectives to the organization of town and city living. American Indian case studies will include Mayan and Aztec cities, the city of Cahokia, and the towns of the Pueblos, Creeks and Iroquois. The experiences of Europeans in North America will include Spanish, French, Dutch, and English. This course is a recommended complement to CRP 361.

361 Seminar in American Urban History (also CRP 662) Spring. 3 credits.
Prerequisite: permission of instructor. Jeff Cody.
Seminar in the historical evolution of the American city. Emphasis on factors in urban growth, the process of urbanization, the urban reform movement, and intellectual and social responses to the city.

363 American Indians, Planners, and Public Policy (also CRP 547) Spring. 3 credits. S. Baugher.
Contemporary American Indian people, their reservations, and their cultural heritages are all affected, often adversely, by decisions made by public agencies and private enterprise. To benefit non-Indian cities and economic growth, reservations are sometimes flooded, polluted, strip-mined, and deforested. Archaeological sites and burial grounds are often destroyed. The central focus of the course is how to address urban and regional problems without imperiling the cultural survival of minorities.

382 Urban Housing: Sheltered vs. Unsheltered Society (also CRP 582). Fall. 4 credits.

M. Wilder.

Homelessness is the latest in a continuing list of terms to describe unmet housing needs. To understand how and why such needs persist, even in good economic times, one must examine the nature of interactions between housing policies and housing market forces. This course examines the complex interaction of public and private actions in the development and redevelopment of urban housing. More specifically, the course seeks to investigate the many ways in which private and public policy decisions determine which groups in society will have access to housing. This course is appropriate for students with an interest in urban housing and background in any of the following topics: urban economics, urban sociology, anthropology, history or geography. The course will consist of lectures, a wide variety of readings, and guest speakers. Students will be evaluated on the basis of class discussions, two exams, a 15-20 page paper, and an oral presentation.

[387 Urbanization and the Environment Fall. 4 credits. Offered alternate years. Not Offered 1991-92. R. S. Booth.

This seminar explores a series of issues related to the impacts of urbanization on the natural environment. Examples of these issues include: waste management, water supply, transportation, energy generation, and maintenance of open spaces. The seminar will include discussion sessions and a series of field trips. Students will prepare short reports, work on a team project, and make class presentations.]

400 Introduction to Urban and Regional Theory Fall. 4 credits. Open to juniors and seniors.

B. G. Jones.

Introductory review of theories dealing with the spatial distribution of population and economic activity, drawn from various social science disciplines such as geography, economics, and sociology. Review of recent research dealing with such topics as population distribution, migration, location of industry and economic activity, and the spatial organization of urban and regional social systems.

401 Seminar in Urban Political Economy Spring. 4 credits. Prerequisites: Introductory Economic or Sociology, for URS students, CRP 400; for other students, permission of the instructor. W. W. Goldsmith.

The world economy, the global city, and social change. Population, technology, and work in industrial and developing countries. Race, ethnicity, and nationality. Profits, subsistence and poverty. Students may read and direct discussions on outstanding texts, write book reviews, and prepare brief reports.

[404 Urban Economics (also CRP 604) Fall. 4 credits. Prerequisite: basic economics. Staff. Not offered 1991-92.

Urban phenomena are analyzed from an economic point of view. Areas examined include economic aspects of urbanization processes and policies, determinants of urban growth and decline, urban land and housing markets, urban transportation, and urban public services. Some time will be spent in discussing problems of cities in developing countries.]

[413 Planning and Political Economy I Fall. 4 credits. Not offered 1991-92. Staff.

This course deals with Marx's methodological approach and his elaborations in volume one of Capital. Topics will cover Marx's method, the labor theory of value, the labor process and surplus value, absolute and relative surplus value, the general law of capital accumulation, and the transition from feudalism to capitalism. Basic texts will be supplemented with readings and discussion about current urban problems.]

[414 Planning and Political Economy II Spring. 4 credits. Not offered 1991-92. Prerequisites: Students must have read volume one of Capital and be generally familiar with Marx's approach. Staff.

Introduction to volumes two and three of Marx's Capital and his Theories of Surplus Value. Discussion of selected topics among the circulation of capital, productive and unproductive labor, reproduction schemes, accumulation, the transformation of surplus value into profits, the transformation of value into prices of production, the tendency of the rate of profit to fall, and crises. Emphasis on the interpretation of current urban problems.]

[415 Gender Issues in Planning and Architecture Spring. 3 or 4 credits. S. Christopherson. Not offered in 1991-92

In this course we will examine the role of gender in relation to urban policy, regional planning, and architecture. The course has two major objectives: (1) to provide a theoretical and empirical context for understanding how gender influences the form and allocation of space and (2) to explore concrete ways to address and ameliorate gender inequalities in the practice of planning and architecture.]

[417 Industrial Restructuring: Implications for State and Local Policy (also CRP 517) Fall. 4 credits. S. Christopherson. Not offered in 1991-92.

A basic introduction to new issues arising from the way in which national and international economic shifts are affecting diverse United States localities. The course will focus on intra-industry re-structuring, the location of economic activities, and state and local economic policy. Cases will be drawn from a variety of industries and national situations, with specific application to New York and other Northeast locations.]

421 Introduction to Computers in Planning (also CRP 522) Fall. 4 credits. Staff.

Students learn how to use microcomputers and software packages in the planning and problem solving processes. Included are word processing, spread sheets, mapping, and other types of packages that are useful for other classes and for professional work in the field. (Word Perfect, Lotus 1-2-3, dBase and MacGIS are examples of packages that have been taught in previous years.)

442 The Sociology of Science (also Biology & Sociology 442) Fall. 4 credits. Pinch.

A view of science less as an autonomous activity than as a social and political institution. We will discuss such issues as secrecy in science, ethical and value disputes, and the limits to scientific inquiry in the context of the changing relationships between science and the public.

448 Social Policy and Social Welfare (also CRP 548) Spring. 4 credits. S. Christopherson.

This course addresses conceptual issues underlying social policy and the provision of social welfare and analyzes how different positions are reflected in a set of current social welfare controversies. The first part of the course will introduce principles that guide the development of social policy including fairness and justice. Various conceptions of society will be examined with reference to their influence on the extent and nature of social welfare provision, comparing the U.S. and other industrialized countries. The second part of the course will examine the relationship between economic change and social policy on the United States. A series of current social policy controversies (such as AIDS, homelessness, abortion, and workfare) will illustrate how values and assumptions about state, economy, and society affect the forms of social welfare provision and how they are administered.

451 Environmental Law (also CRP 551) Fall. 3 credits. R. S. Booth.

An introduction to how the legal system handles environmental problems. Study of federal statutes such as the National Environmental Policy Act, the Clean Air Act, and the Clean Water Act, and of important judicial decisions that have been handed down under federal environmental statutes and regulations. Discussion of environmental law topics from a policy management perspective. This course is designed for undergraduate and graduate students interested in urban issues, planning, natural resources, government, environmental engineering, law, business, architecture, landscape architecture, etc. Course assignments for graduate students will differ in some aspects from those for undergraduates.

[452 Urban Policy, Planning, and Design in Practice 4 credits. Fall or Spring. Cornell-in-Washington. Not offered 1991-92. K.C. Parsons.

Study and discussion of selected policy-issue areas and programs in city and regional planning and urban design. The historical context of ideas and issues will be covered in addition to critical reviews of specific programs such as equal access to housing, central city revitalization, neighborhood planning, urban esthetics, transportation policy, etc. Field trips to selected projects in Washington and Baltimore.]

461 Methods of Archival Research Fall. 3 credits. K.C. Parsons.

Examination of methods of using archival materials including documents in the Cornell archives and regional history collection, for research in the history of architecture, historic preservation, and history of urban development.

[462 The American Planning Tradition (also Architecture 393) Spring. 4 credits. Staff.
Not offered in 1991-92.

A systematic review of American city planning history beginning with the earliest colonial settlements and ending with the era of the New Deal. An introductory lecture course requiring no previous exposure to planning or architecture. A prerequisite for students intending to take advanced seminars or independent studies in planning history.]

480 Environmental Politics Spring. 3 credits. R. S. Booth.

Examines the politics of public decisions affecting the environment. Focuses on the roles played by different political actors, the powers of various interest groups, methods for influencing environmental decisions, and the political and social impacts of those decisions.

481 Principles of Spatial Design and Aesthetics (also CRP 581 and Landscape Architecture 480) Fall. 3 credits. Course enrollment is restricted to planning and landscape architecture students unless special permission is granted by instructor. R. T. Trancik.

A lecture course that introduces the spatial and visual design vocabularies of cities. Aesthetic principles and theories of design are investigated for different types of urban spaces drawn from a variety of international examples, historic and modern. Included in the course are design methods and applications in the contemporary urban context of Europe and North America.

482 Urban Land Use Concepts Spring. 3 credits. S. Stein.

Explorations of the use of land in urban areas, with an emphasis on the experience of North American Cities. The course reviews use types, use characteristics and use relationships in terms of conflicting social and economic demands. Concepts of organizing urban space in the past and present are reviewed. Physical planning, site planning and urban design are also discussed.

490 Student-Faculty Research Fall or Spring. 1-4 credits. Limited to undergraduate students in the Urban and Regional Studies Program. Staff.

Research, reading, and/or writing project in which a student and faculty member choose a topic related to urban and regional studies.

492 Honors Thesis Research Fall or Spring. 4 credits. Limited to Urban and Regional Studies Program majors who have been selected as honor students by the department faculty. Staff.

Each selected student works with his or her thesis adviser.

493 Honors Thesis Writing Fall/Spring. 4 credits. Prerequisite: completion of CRP 492.
Staff.

Each selected student works with his or her thesis adviser.

495 Special Topics Fall or Spring. 3 credits. Staff.

497 Supervised Readings Fall/Spring. Variable 4 credits. Staff
Limited to upperclass students. Prerequisite: permission of instructor.

Graduate Courses and Seminars

Courses numbered from 500 to 599 and 600 to 699 are generally considered introductory or first-year courses; those numbered from 700 to 799 and 800 to 899 are generally considered more advanced. Upperclass undergraduate courses are numbered from 300 to 499. (Undergraduate students with the necessary prerequisites and permission of the instructor may enroll in courses numbered 500 and above.)

500 Urban and Regional Theory Fall. 4 credits. W. W. Goldsmith.

A review of attempts by the various social sciences to understand the contemporary city and its problems, particularly as seen by planners. Material is drawn from urban and regional economics, human ecology, urban sociology, psychology, anthropology, and geography in order to explain the location, size, form, and functioning of cities. Traditional and contemporary critical theory is examined as it applies to physical, social, and economic problems of the modern city. Major texts will be read, criticized, and discussed in seminars.

[501 Introduction to Economics and Political Economy Fall. 2 or 4 credits. Not offered in 1991-92. T. Vietorisz/W. W. Goldsmith.

This course introduces students to the fundamentals of economics from the user's point of view. The course compares two major schools of thought that take a conflicting approach to political-economic problems of society: the mainstream school of traditional economics and the Marxian school of political economy. Concrete planning problems, with which the course illustrates theoretical points, appear in a very different light from these two perspectives. The course provides bases for independent judgement in assessing conflicting interpretations likely to be encountered in students' professional careers.]

511 Concepts and Issues in Planning Practice Fall. 4 credits. P. Clavel.

A seminar for graduate students and others interested in an in-depth introduction to the main ideas and concepts that underlie the practice of city and regional planning. Weekly discussions will focus on selected articles and books. Interrelations between national, state, and local practices and policies, and developments in methodology, organization, and the political environment will be explored.

[512 Introduction to Planning Theory Spring. 4 credits. Not offered 1991-92. J. Forester.

Planning is a form of social intervention. It parallels and complements other important decision-making institutions such as voting, interest-group bargaining, and market exchange. This course provides cases and analysis describing examples of alternative forms of planning and the various arguments used to justify planning: market failure, democratic participation, advocacy, and expert judgment. Political, organizational, and practical-ethical aspects of planning practice are explored. The course covers the work of Dyckman, Piven, Krumholz, Marcuse, Lindblom, Friedmann, March, and others.]

[515 Gender Issues in Planning and Architecture (also CRP 415) Spring. 3 or 4 credits. Offered alternate years. Not offered in 1991-92. S. Christopherson.

In this course we will examine the role of gender in relation to urban policy, regional planning, and architecture. The course has two major objectives: (1) to provide a theoretical and empirical context for understanding how gender influences the form and allocation of space and (2) to explore concrete ways to address and ameliorate gender inequalities in the practice of planning and architecture.]

[517 Industrial Restructuring: Implications for State and Local Policy (also CRP 417) Fall. 4 credits. Not offered in 1991-92. S. Christopherson.

A basic introduction to new issues arising from the way in which national and international economic shifts are affecting diverse United States localities. The course will focus on intra-industry re-structuring, the location of economic activities, and state and local economic policy. Cases will be drawn from a variety of industries and national situations, with specific application to New York and other Northeast locations.]

520 Statistical and Mathematical Concepts for Planning Fall. 3 or 4 credits. S. Saltzman or Staff.

An introduction to statistical and mathematical concepts and methods of importance in planning and policy analysis. Topics will include matrix algebra, probability, sampling, estimation and regression as well as the use of a microcomputer statistical package.

521 Mathematical Foundation for Planning Analysis Fall. 1 credit. Staff. S-U Only. Meets for two hours, once each week, for approximately half the semester.

Review of mathematical foundations for planning analysis. Topics include probability statistics, mathematical functions, and matrix algebra. Intended for students with prior coursework as a refresher course in preparation for higher level courses in planning analysis. Departmental permission required.

522 Introduction to Computers in Planning (also CRP 421) Fall. 4 credits. Staff.

Students learn how to use microcomputers and software packages in the planning and problem solving processes. Included are word processing, spread sheets, mapping, and other types of packages that are useful for other classes and for professional work in the field. (Word Perfect, Lotus 1-2-3, dBase and MacGIS are examples of packages that have been taught in previous years.)

541 The Politics of Technical Decisions I (also Government 628 and Biology & Sociology 415) Spring. 4 credits. Co-sponsored by the Program on Science, Technology, and Society. Edwards.

Political aspects of decision making in technical areas. Drawing from recent risk disputes, we will examine the origins and characteristics of "technical politics," the role of experts in government, and the problem of expertise in a democratic system. Alternatives to current decision-making procedures are explored.

546 Conflict Resolution in the Community and Environment. Fall. 3 credits. J. Forester.

This course will explore the theories and techniques of conflict resolution as they apply to community, environmental, and related public policy disputes. Analysis will complement skill-building. Issues of power, participation, and strategy are central to our examinations of negotiation and meditation practice.

548 Social Policy and Social Welfare (also CRP 448) Spring. 4 credits. S. Christopherson.

This course addresses conceptual issues underlying social policy and the provision of social welfare and analyzes how different positions are reflected in a set of current social welfare controversies. The first part of the course will introduce principles that guide the development of social policy including fairness and justice. Various conceptions of society will be examined with reference to their influence on the extent and nature of social welfare provision, comparing the U.S. and other industrialized countries. The second part of the course will examine the relationship between economic change and social policy in the United States. A series of current social policy controversies (such as AIDS, homelessness, abortion, and workfare) will illustrate how values and assumptions about state, economy, and society affect the forms of social welfare provisions and how they are administered.

550 Built Environment Spring. 3 credits. S. Christopherson.

This course is intended to introduce graduate-level students to the study of the built environment. This course will include: 1) theoretical approaches to the study of the built environment; 2) an introductory survey of the literature on built environment "elements," such as streets, grids, houses; 3) consideration of methods used to understand how people affect and are affected by their immediate environment; and 4) special topics, particularly, historic landscapes and historic preservation. This course will emphasize examples from the United States but some international comparisons will be drawn.

551 Environmental Law (also CRP 451) Fall. 3 credits. R. S. Booth.

An introduction to how the legal system handles environmental problems. Study of federal statutes such as the National Environmental Policy Act, Clean Air Act and the Clean Water Act; and of important judicial decisions that have been handed down under federal environmental statutes and regulations. Discussion of environmental law topics from policy management perspective. This course is designed for undergraduate and graduate students interested in urban issues, planning, natural resources, government, environmental engineering, law, business, architecture, landscape architecture, etc. Course assignments for graduate students will differ in some aspects from those for undergraduates.

552 Urban Land-Use Planning I Fall. 3 credits. S. Stein.

Surveys, analyses, and plan-making techniques for guiding physical development of urban areas; location requirements, space needs, interrelations of land uses. Emphasis on residential, commercial, and industrial activities and community facilities; housing and neighborhood conditions. Lectures, seminars, and field exercises.

553 Urban Land-Use Planning II Spring. 3 credits. Prerequisite: CRP 552 or permission of instructor. K.C. Parsons.

In-depth consideration of special issues in urban land-use planning, such as industrial districts, large-scale integrated development, Planned Unit Development, public and institutional facilities, open space, land banking, central business districts, neighborhoods, energy impacts, transportation impacts, and others.

[554 Introduction to Planning Design Fall. 3 credits. Not offered 1991-92. Staff.

Lectures, seminars, readings, and design exercises explore basic concepts and issues related to urban planning, urban design, site planning, and environmental awareness. Emphasis is on professional practice. Intended for students without design backgrounds, but others may enroll.]

555 Urban Systems Studio (also Landscape Architecture 602) Spring. 6 credits.

Prerequisites: permission of the instructor. R. T. Trancik.

Application of urban-design and town planning techniques to specific contemporary problems of city environments. Issues of urbanism are investigated and applied to physical design interventions involving the street, square, block, garden, and park systems. Topics covered in the studio include urban land-use development, spatial systems and aesthetics, public and private implementation of urban-design plans. This is a specially arranged collaborative studio with the Landscape Architecture Program.

[556 Built-Environment Education Workshop Spring. 4 credits. Not offered in 1991-92.

S. Stein.

Interdisciplinary teams of students from planning, architecture, landscape architecture, historic preservation, and other environmental design disciplines work in classrooms with school-children and teachers to deepen their understanding of the built environment and to encourage their participation in the shaping of their own environment. Work in local schools is emphasized.]

[557 Small-Town Community Design Workshop Fall or Spring. 2 or 4 credits. Not offered 1991-92. S. Stein.

An in-depth approach to specific problems facing the small town or small city. Various aspects of planning, historic preservation, landscape architecture, and design, including "Main Street" revitalization, streetscape planning, storefront rehabilitation, signage, and comprehensive planning, are explored in a workshop setting. Working with real clients in nearby communities.]

558 City and Regional Planning Workshop Fall and Spring. 4 credits. S. Stein.

Students will work on urban issues, such as housing, traffic and parking, economic development, zoning and related planning issues, with public or non-profit organizations in New York State. Projects are undertaken on a community-service basis for "clients" who specifically request planning assistance. Students work individually or in teams.

560 Documentation for Preservation (also Architecture 586) Fall or Spring. 3 credits. M. A. Tomlan.

Methods of identifying, recording, collecting, processing, and analyzing information dealing with historic and architecturally significant structures, sites, and objects.

561 Historic Preservation Planning Workshop: Surveys and Analyses (also Architecture 588) Fall or Spring. 4 credits. M. J. Kevlin.

Techniques for the preparation of surveys of historic structures and districts; identification of American architectural styles, focusing on upstate New York; explorations of local historical resources, funding sources, and organizational structures. Lectures and training sessions. Emphasis on fieldwork with individuals and community organizations.

562 Perspectives on Preservation (also Architecture 585) Fall. 3 credits. J. Cody.
Introductory course for preservationists. A survey of the historical development of preservation activity in Europe and America, leading to a contemporary comparative overview. Field trips to notable sites and districts.

563 Problems in Contemporary Preservation Practice (also Architecture 584) Spring. Variable credit. M. A. Tomlan.

A review and critique of ongoing preservation projects and an investigation of areas of expertise currently being developed, presented by staff and guest lecturers.

564 Building Materials Conservation (also Architecture 587) Spring. 3 credits Open to juniors, seniors, and graduate students. M. A. Tomlan.

A survey of the development of building materials in the United States, chiefly during the nineteenth and early twentieth centuries, and a review of the measures that might be taken to conserve them.

565 Fieldwork or Workshop in History and Preservation Fall or Spring. Variable credit. M.A. Tomlan.

Work on applied problems in history and preservation planning in a field or laboratory setting or both.

567 Measured Drawing (also Architecture 583) Fall. 3 credits. For undergraduate architecture students and graduate students in history and preservation. Prerequisite: permission of instructor. M. Tomlan.

Combines study of architectural drawing as historical documents with exercises in preparing measured drawings of small buildings. Presents the basic techniques of studying, sketching, and measuring a building and the preparation of a finished drawing for publication.

[568 Introduction to American Decorative Arts and Historic Interiors Spring. 3 credits. Not offered 1991-92. Staff.

An introductory survey of the design and evolution of the style of domestic furnishings and related utilitarian objects made in or imported for use in America from 1670-1900. Categories to be covered include furniture, glass, ceramics, metals, prints, and textiles. Objects of national significance as well as common items created in relative abundance outside the major urban style centers will be covered.]

569 Archaeology in Historic Preservation Planning Spring. 3 credits. S. Baugher.

Increasingly mandated by federal, state and local legislation, archaeology plays an important role in planning and land-use decisions. Today, archaeology is integrated with the regulatory processes in historic preservation and environmental review, as well as continuing to influence the design and interpretation of national parks, historic battlefields and historic landmarks. Archaeological research reveals significant insights from the past regarding issues such as public landfill, waste disposal, soil erosion, water quality, and environmental change. Case studies from the United States, Canada, Great Britain, Italy, and Mexico highlight these issues. A graduate level seminar open to upper-level undergraduates.

[574 Legal Aspects of International Planning Fall. 3 credits. R. S. Booth. Offered in alternate years. Not offered in 1991-92.

Legal systems vary substantially around the world. Planners operate within the parameters established by the legal system of the nation in which they are working. This course allows each student to examine the legal structure of a particular nation (chosen by the students) and to explore how that country's legal system shapes/controls decisions regarding the use, management, and development of land resources. The course emphasizes written and oral presentations.]

581 Principles of Spatial Design and Aesthetics (also CRP 481 and Landscape Architecture 480) Fall. 3 credits. Course enrollment is restricted to planning and landscape architecture students unless special permission is granted by instructor. R. Trancik

A lecture course that introduces the spatial and visual design vocabularies of cities. Aesthetic principles and theories of design are investigated for different types of urban spaces drawn from a variety of international examples, historic and modern. Included in the course are design methods and applications in the contemporary urban context of Europe and North America.

582 Urban Housing: Sheltered vs. Unsheltered Society. (also CRP 382). Fall. 4 credits. M. Wilder.

Homelessness is the latest in a continuing list of terms to describe unmet housing needs. To understand how and why such needs persist, even in good economic times, one must examine the nature of interactions between housing policies and housing market forces. This course examines the complex interaction of public and private actions in the development and redevelopment of urban housing. More specifically, the course seeks to investigate the many ways in which private and public policy decisions determine which groups in society will have access to housing. This course is appropriate for students with an interest in urban housing and background in any of the following topics: urban economics, urban sociology, anthropology, history or geography. The course will consist of lectures, a wide variety of readings, and guest speakers. Students will be evaluated on the basis of class discussions, two exams, a 15-20 page paper, and an oral presentation.

[604 Urban Economics (also CRP 404) Fall. 4 credits. Not offered 1991-92. Prerequisite: basic economics. Staff.

Urban phenomena are analyzed from an economic point of view. Areas examined include economic aspects of urbanization processes and policies, determinants of urban growth and decline, urban land and housing markets, urban transportation, and urban public services. Some time will be spent in discussing problems of cities in developing countries.]

613 Political Economy of Women and Work I Fall. 4 credits. L. Benería.

This course deals with the question of how to understand and analyze the economic condition of women. Starting with general issues about the "question of origins," reproduction, and production, it then deals with different approaches to the analysis of women's work in the household and in the labor market. The empirical material will mostly concentrate on the United States, with some glances at other industrialized countries and the international economy.

614 Political Economy of Women and Work II Spring. 4 credits. L. Benería.

Continuation of CRP 613. Focusing mostly on Third World countries, this course deals with the impact of economic development on women. In particular it deals with how changing economic structures affect household organization, labor-market dynamics, the division of labor, and women's condition in different societies. Topics include the analysis of current international development, such as the commoditization of life, globalization of production, the crises of development, population growth, and foreign debt.

615 The Politics of Planning Spring. 4 credits. P. Clavel.

This graduate level seminar explores the relationship between the persons who do planning and the community, political, and social movement context for planning. A range of political models is addressed, and literature in politics, sociology and organizational theory is part of the coverage. Methodology of field research is part of the course, and students will be encouraged to design research that puts them in touch with actual cases, persons and recent local histories.

620 Planning Analysis Spring. 4 credits. B. G. Jones.

A survey of commonly used techniques for analyzing various aspects of subnational socioeconomic systems. Emphasizes planning applications.

[621 Planning Research Methods Fall. 3 credits. Not offered 1991-92. S. Christopherson. For master's degree students, to write thesis project proposals. Four parts: theory, formulation of research questions and working hypothesis, guides to methods and techniques in social science research, and the role of the expert. The final proposal must also be approved by the thesis adviser.]

[622 Information Systems and Microcomputers for Planning and Policy Analysis Spring. 3 credits. Prerequisite: CRP 522 or equivalent, or permission of instructor. S. Saltzman or Staff. Not offered in 1991-92.

An introduction to the design and use of computer-based information systems for planning and policy analysis. The focus of the course will be on the design and use of data base systems for organizing, storing, retrieving, and analyzing information using microcomputers and, secondarily, mainframe computers. Applications of information systems in public and not-for-profit institutions will be reviewed. Students will be expected to complete a term project on a microcomputer using an appropriate programming language.]

630 Local Economic Development Policy - Seminar Spring. 4 credits. M. Wilder.

This course examines the impacts of urban economic restructuring on employment and income opportunities in U.S. cities. Particular attention is focused in the ways in which these effects vary by race and gender. Urban policy responses are evaluated in light of the changing economic, demographic, and political character of U.S. metropolitan areas. Alternative policy strategies are examined which seek to redistribute economic resources. Course requirements include a mid-term exam, a case study report, and an oral presentation.

631 Local Economic Policy - Field Workshop Spring. 4 credits. P. Clavel.

A group policy analysis exercise in an upstate New York city. Students do a combination of data analysis; interviews with labor, business, and public leaders; and problem papers addressed to current issues presented by a client group. Individual work is synthesized into a comprehensive report at the end of the semester.

642 Critical Theory and the Foundation of Planning Analysis Spring. 1-4 credits. J. Forester.

Problems of social action are studied in the traditions following Marx, Weber, and Durkheim. Analyses of reproduction and resistance, normative order and power, meaning systems, and organizational action provide the bases for a consideration of Habermas's synthetic critical communications theory of society. Implications for planning practice, education, and research are drawn.

645 Introduction to Public Policy Analysis and Management. Spring. 3 credits. Prerequisite: CRP 520 or equivalent. Staff.

Introduction to systematic methods and processes for analyzing issues and problems of public policy and management. Roles of economic analysis and of analytic techniques in public sector decision making will be reviewed and their respective strengths and weakness evaluated. Applications to a variety of public sector problem areas will be explored.

652 The Urban Development Process Fall. 2 credits. Enrollment limited. K. C. Parsons.

Examination of the goals, strategies, methods, and achievements of major participants in the urban land and building market: land owners, speculators, real estate brokers, developers, bankers, lawyers, nonprofit builders, and government agencies. Primarily visiting speakers.

653 Legal Aspects of Land-Use Planning 3 credits. Offered alternate Spring semesters. Staff.

Survey of leading cases and legal concepts in land-use planning, with particular attention to zoning, subdivision control, condemnation, and growth-control issues.

[654 Real Estate Development I: Analysis and Critique Fall. 4 credits. Not offered 1991-92. Limited to 20 students with permission of instructor. Prerequisite: Hotel Administration 300 or equivalent or permission of instructor. Staff.

The course will investigate many aspects of real estate development from a pragmatic point of view. Areas covered will include acquisition, finance, valuation, construction, design and marketing, and the interplay of these variables.]

[655 Real Estate Development II: Advanced Analysis and Critique Spring. 4 credits. Not offered 1990-91. Prerequisites: CRP 654 or equivalent. Limited to 20 students with permission of instructor. Staff. Not offered 1991-92.

A continuation of City and Regional Planning 654.]

[656 Land Resources Protection Law Fall. 3 credits. Not offered 1991-92. R. S. Booth.

Examines legal issues raised by government efforts to protect critical land resources such as tidal wetlands, flood plains, forests and agricultural lands, and large resource areas such as the coastal zone. Students will utilize a broad selection of legal materials and learn to use the basic resources of a law library.]

660 Seminar in the History of American City Planning (also Architecture 693) Fall. 3 credits. Prerequisites: CRP 462 or permission of instructor. Staff.

A research seminar in which each student selects a topic for oral presentation followed by the completion of a research paper. Early sessions examine the scope of planning history, its relations to other disciplines, sources of written and graphic materials, and the uses of historical evidence in interpreting urban planning and development.

661 Historic Preservation Planning Workshop: Plans and Programs Fall and Spring. 1-4 credits. Prerequisite: CRP 561. M. J. Kevlin.

Preparation of elements of historic preservation plans, designs, legislation, and special studies. Individual or group projects are selected by students. Fieldwork is emphasized

662 Seminar in American Urban History (also CRP 361) Spring. 3 credits. Prerequisite: permission of instructor. J. Cody.

Seminar in the historical evolution of the American city. Emphasis on factors in urban growth, the process of urbanization, urban reform movement, and intellectual and social responses to the city.

663 Historic Preservation Law Spring. 3 credits. Offered alternate years. Staff.

Law of historic district and landmark designation; tools for preservation (such as police power, taxation, eminent domain); recent developments in state and federal historic preservation mandates.

664 Economics and Financing of Neighborhood Conservation and Preservation Fall. 3 credits. B. G. Jones.

The economic and financial aspects of historic preservation and neighborhood conservation. Topics include public finance, selected issues in urban economics, real estate economics, and private financing of real estate projects.

665 Preservation Planning and Urban Change Fall. 3 credits. M. Tomlan.

An examination of fundamental planning concepts and issues as they relate to historic preservation. Neighborhood revitalization, federal housing programs, the role of public and private institutions, displacement, and other social issues are among the primary topics.

670 Regional Planning and Development in Developing Nations Fall. 4 credits. Prerequisite: second-year graduate standing. W. W. Goldsmith.

Extensive case studies of development planning are analyzed. Focus is on the political economy of the process of regional development through urbanization, and in particular on the concepts of equity and efficiency, external economies, export linkages, and internal self-sufficiency and integration. Resource development, national integration, human development, and migration problems are discussed.

671 Seminar in International Planning Spring. 1 credit. P. Olpadwala.

The international planning lecture series sponsors lectures by visiting scholars or professionals in the field of international development and planning. The only formal requirement for the course is a brief evaluation of the series at the end of the semester.

673 Economics of Regional Development. Spring. 2 or 4 credits. T. Vietorisz.

This course deals with the historical process of regional and metropolitan development, emphasizing third world problems. While its basic approach is mode-of-productions analysis, it also critically surveys location, comparative advantage, and feedback system theories. Development is interpreted as the penetration of the capitalist mode of production in to precapitalist societies. Its features are analyzed both in terms of the historical stages of expanding capitalism (mercantile phase, imperialism, multinationals) and in terms of the pre-existing (feudal, Asiatic) precapitalist mode of production. Regional and urban development planning problems are discussed in the light of the contradictions of the above process, as well as in the context of the newly emerging Third World socialist countries.

[675 Seminar in Project Planning in Developing Countries Spring 4 credits. Not offered in 1991-92. D. Lewis

An examination of the problems and issues involved in preparing project proposals for presentation to funding agencies. Topics include technical design, financial feasibility, social impact analysis, and policy relevance, as well as techniques for effective presentation of proposals. The course is organized as a seminar-workshop providing both an analysis of the critical elements of effective proposals and an opportunity to use those elements in the preparation of proposals. A multidisciplinary perspective is emphasized.]

[687 Urbanization and the Environment Fall. 4 credits. Not offered 1991-92. Offered alternate years. R. S. Booth.

This seminar explores a series of issues related to the impacts of urbanization on the natural environment. Examples of these issues include: waste management, water supply, transportation, energy generation, and maintenance of open spaces. The seminar will include discussion sessions and a series of field trips. Students will prepare short reports, work on a team project, and make class presentations.]

703 Contemporary Theories of Regional Development Spring. 4 credits. W. W. Goldsmith.

An advanced seminar, mainly for doctoral candidates, to review recent contributions to the literature. After a fast-paced review of basic material in political economy, students will read and present summaries of works by major contemporary theorists. A final paper is required.

711 Planning and Organization Theory Fall. 4 credits. P. Clavel.

Advanced seminar on theoretical models of planning, organization, and urban structure. The first part of the course, which may be taken separately for one credit, provides an overview of administrative issues affecting planning. Next, attention is given to theories of organizational structure, growth, and change. Final sessions are devoted to the influence of urban and regional structures as context. Critical reading, short papers, and seminar discussion characterize the course.

[720 Quantitative Techniques for Policy Analysis and Program Management Fall. 4 credits. Staff. Not offered in 1991-92.

Selected analytical techniques used in the planning and evaluation of public policy and public investments are examined. Topics include simulation modeling, benefit-cost and cost-effectiveness analysis (including capital budgeting), and optimization strategies.]

730 Methods of Regional Science and Planning I Fall. 4 credits. Prerequisites: CRP 520 permission of instructor. Staff.

An introduction to some of the major methods and models used in regional science and planning. This is the first semester of a two semester (see CRP 731) course. Both courses will cover topics related to the structure and assumptions of the models, model development, and their applications in regional science and planning. Where appropriate, computer implementation will be considered. The Spring semester will emphasize statistical and econometric methods.

731 Methods of Regional Science and Planning II Fall. 3 credits. Prerequisites: CRP 620 or permission of instructor. S. Saltzman.

A continuation of CRP 730. The Fall semester will provide an introduction to deterministic methods and models such as input/output models, social accounting models, and optimization models.

[732 Regional Industrial Development Fall. 4 credits. Prerequisites: basic economics and elementary calculus. Not offered 1991-92. Staff.

The course focuses on issues of industrial, as distinct from agricultural, development. Material includes theory of production, elements of growth theory, interindustry relations and formation of industrial complexes, locational attractiveness, and interregional flows of goods, services, and factors of production.]

746 Ethics and Practical Judgment in Planning Spring. 4 credit variable. J. Forester.

An introduction to problems of practical judgment and ethics as they arise in planning and public-serving professional practice. Issues such as consent, interests, deliberation, and legitimacy are central concern.

772 Advanced Topics on International Development and Women Spring. 4 credits. Offered alternate years. L. Benería.

A seminar to explore and theoretical and empirical issues of interest to Master's and PhD students working on topics related to gender and international development. The focus will be on a few narrow topics such as the effect of the foreign debt crisis on women, the informal sector and women's work, and gender aspects in demographic change to be explored in depth in preparation for research and thesis writing. Students will be encouraged to explore and exchange ideas, as well as to provide mutual support and criticisms.

[774 Science, Technology, and Development Fall. 3 credits. Offered alternate years. Not offered 1991-92. P. Olpadwala.

The place and role of science and technology as a factor in socioeconomic growth is examined with special reference to developing regions. The social underpinnings and linkages of science and technology are studied and their role explored as a nonneutral and dynamic social force that primarily serves the ends of particular groups in societies. Current issues such as technological development, technology transfer, and appropriateness of technology are discussed in this context, with attention given to both rural and industrial development. Third World science and technology policy-planning options are considered throughout the course.]

[775 Transnational Corporations and Developing Regions Fall. 3 credits. Offered alternate years. P. Olpadwala. Not offered in 1991-92.

Transnational corporations are studied in the context of socioeconomic development. Contending theories of the international firm are examined as a starting point for evaluating contradictory claims and counterclaims of proponents and detractors of transnational corporations. Advantages and disadvantages for developing regions are considered and Third World planning and policy options discussed on an ongoing basis.]

776 Seminar in Urban Policy and Planning in Developing Countries Spring. 3 credits. K. C. Parsons.

The national urban development policy and planning efforts of selected developing countries are examined in the context of urbanization theory and national spatial planning. Recent descriptive and critical literature is explored. Topics include secondary cities policies, national and urban transportation planning, city planning, sites and services project planning, housing, land policy, and urban development control systems.

777 Theories of Development and Underdevelopment Spring. 3 credits. P. Olpadwala.

Various theories attempting to analyze and explain the phenomena of underdevelopment are examined. Although a range of thought and approaches are considered, the accent is on aspects of political economy revolving around concepts of class and exploitation. Topics include the transition to capitalism; dependent and uneven development; various issues of growth and fluctuation under contemporary capitalism, including crises; rural and industrial development in less-developed countries; and planning for development.

790 Professional Planning Colloquium I Fall. 1 credit. Staff.

Visiting lecturers treat problems and opportunities in the practice of planning. Topical focus to be announced. The only formal requirements for the course are attendance and a brief evaluation at the semester's end.

792 Master's Thesis, Project, or Research Paper I Fall or Spring. 1-10 credits. Staff.

794 Planning Internships Fall, Spring, or Summer. 1-12 credits. Staff.

Combines a professional planning internship in a metropolitan area with academic study in order to provide experience and understanding of the planner's role in formulating and implementing plans and policies. Salaried internships in federal or state agencies, legislative offices, and comparable settings include development of research, analysis, and other technical skills. Weekly seminars draw on student field experiences, assigned readings, and guest speakers to examine current issues of federal, urban, and regional policy from the perspective of planning practice.

795 Master's Thesis in Preservation Planning I Fall. 1-6 credits. Staff.

796 Colloqui Journal Publication Workshop Fall or Spring. 2 credits P. Clavel/J. Forester.
Individual and group projects culminating in the production of a professional journal.

797 Supervised Readings Fall or Spring. 4 variable credits. Staff.

Limited to graduate students. Prerequisite: permission of instructor.

800 Advanced Seminar in Urban and Regional Theory I Fall. 3 credits. Prerequisite:
CRP 500. B. G. Jones.

The theory of urban spatial organization. Economic, technological, and social factors leading to urbanization and various kinds of spatial organizations are explored. Major theoretical contributions to the understanding of intraregional and intraurban distribution of population and economic activity are reviewed.

801 Advanced Seminar in Urban and Regional Theory II Spring. 3 credits. Prerequisite:
CRP 800. B. G. Jones.

A continuation of City and Regional Planning 800, concentrating on recent developments.

810 Advanced Planning Theory Fall. 3 credits. Prerequisite: CRP 500. B. G. Jones.

A survey of the works of scholars who have contributed to current thinking about planning theory. Alternative assumptions concerning models of man and theoretical concepts concerning the nature of planning today are considered.

830 Seminar in Regional Sciences, Planning, and Policy Analysis Fall or Spring. 1-4 variable credits. S. Saltzman or W. Isard.

This seminar will provide an opportunity to review some of the literature and current research in regional science, planning, and policy analysis. Specific topics covered will vary each year. Students will be expected to prepare and present a research paper during the semester on some aspect of the topics under review.

890 Planning Research Seminar I Fall or Spring. 2 credits. Staff.

Intended for doctoral candidates in city and regional planning; other students welcome. Presentation and discussion of current problem areas and research by advanced doctoral students, faculty members, and visitors.

892 Doctoral Dissertation I Fall or Spring. 1-12 credits. Staff.

ATTACHMENT E

**EL PASO COMMUNITY COLLEGE
OFFICE OF INTERNATIONAL EDUCATION
EXPERIENCE IN PROVIDING INTERNATIONAL TRAINING**

- 1992 One short-term (9 week) training in "Small Business Management" was offered to 25 Junior Achievement Advisors from El Salvador (Development Associates, Inc./USAID).
- 1991 One short-term (7 week) training in "Small Industry Management Skills II" for 25 small business owners from Peru (National Association of Partners of the Americas/USAID).
- 1991 One short-term (5 week) training program in "Microentrepreneurship" was offered to 24 Ecuadorian seamstresses and tailors (Development Associates, Inc./USAID/Andean Peace Scholarship Program).
- 1991 One medium-term (18 month) training program in Computers to 15 participants from Nicaragua (Georgetown University/USAID).
- 1991 One short-term (6 week) training program in Small Industry Management Skills to 22 small business owners from Peru (National Association of Partners of the America/USAID).
- 1991 One three year faculty exchange program between Spain, Mexico, and the United States (United States Information Agency).
- 1991 One short-term (7 week) training program in "Small Business Management" to 25 small business owners from Peru (National Association of Partners of the Americas/USAID)
- 1991 One short-term (5 week) training program in Trainers of Health Promoters for 40 participants from Guatemala (Partners for International Education Training).
- 1990 One short-term (7 week) training program in Small Business Management to 20 craftswomen from Colombia (Development Associates/USAID).
- 1990 One short-term (1 year) program in "Small Enterprise Training" was offered to 19 women from El Salvador (Central American Peace Scholarship Program/National Association of Partners of the Americas/USAID).
- 1990 One three year faculty exchange program between Spain, Mexico, and the United States (United States Information Agency).
- 1990 One long-term (2 year) training program in Small Business Management to 15 participants from the Caribbean and Central America. (Cooperative Associates for States Scholarships/Georgetown University/USAID).
- 1989 One short-term (5 week) training course in Health Promoters from

Guatemala (Partners for International Education Training/USAID).

- 1989 One short-term (5 week) training course in Small Business Management from Guatemala (Partners for International Education Training/USAID).
- 1988 One short-term (5 week) training course in Auxiliary Nursing was offered to 20 Auxiliary Nurses from Honduras (Partners for International Education Training/USAID).
- 1988 One short-term (4 week) training course in Small Business Administration was offered to 14 Small Business women from Peru (Development Associates, Inc./USAID).
- 1987 Two short-term (5 months) training courses in Electronics and Quality Control were offered to 16 participants from Guatemala (AID) and 15 participants from El Salvador (FEPADE-USAID).
- One short-term (six weeks) training course in Small Business Administration was offered to 12 small business women from Peru (NAPA-USAID).
- 1985-1987 One long-term course of 2 years in Electronics was offered to 12 participants from Central America, CASP Program (Georgetown University - USAID).
- 1985-1986 Two training courses of 4 and 6 months were offered in Spanish to thirty (30) participants from Central America, CASP Program (Georgetown University - USAID).
- Quality Control
 - Electronics
- 1980-1986 Seven seminars yearly in supervision and management were provided for executives and mid-management personnel from twin plants located in Cd. Juarez, Mexico. The seminars were conducted in Spanish.
- 1978-1986 Over 100 Arts and Science credit courses (14 each year) are taught in Spanish.
- 1984-1985 Five individualized training courses of seven weeks were offered in Spanish to 70 participants from the Panama Training Program (IIE - AID). The courses were in the following areas:
- Quality Control
 - Electronics
 - Industrial Production
 - Supervision
 - Bio-Medical Electronics
- 1982-1983 Thirteen individualized training courses between five to nine weeks in length were offered in Spanish to participants from the Nicaragua Training Program (sponsored by Educredito - USAID). The courses were in the following areas:

- Auto Mechanics
- Bio-Medical Electronics
- Diesel Fuel Injection
- Electricity
- Electronics
- Graphic Arts
- Industrial Sewing Machine
- Machine Shop
- Refrigeration and Air
Conditioning
- Repair/Maintenance of
Equipment

1982

Two (2) courses in Management and U.S. History and Culture were offered to 40 administrators and professors from the Universidad Autonoma de Cd. Juarez, Mexico. The courses were taught in Spanish.

1979

Five short-term competence based courses were developed in Spanish for forty-one instructors from El Instituto Politecnico de Panama in the following areas:

- Air Conditioning
- Audio Visual Technology
- Construction Management
- Electricity
- Electronics
- Machine Shop
- Surveying Technology



ATTACHMENT F

LEADERSHIP ROLE: ENVIRONMENTAL AND OCCUPATIONAL HEALTH ISSUES AT THE INTERFACE BETWEEN THE U.S. AND MEXICO

The University of California, Los Angeles (UCLA) has established a leadership role in addressing environmental and occupational health issues between the U.S. and Mexico. The UCLA Center for Occupational and Environmental Health (COEH) and the Environmental Science and Engineering (ESE) Program have the lead roles at UCLA for ongoing research and educational activities with Mexico. The COEH and the ESE Program are multidisciplinary with faculty participation from the Schools of Public Health, Medicine, Nursing, Engineering, Architecture and Urban Planning, and the College of Letters and Science. UCLA has an international reputation in the fields of environmental science and engineering and environmental and occupational health with a number of internationally recognized centers and programs in these disciplines (see Section A for COEH and ESE; see Section F for additional centers and programs).

UCLA has developed a number of Cooperative Agreements for research and education with Mexican Institutions and Universities (see Section B). An important collaborative agreement for research and education was recently signed (October 1990) with the Mexican Secretary for Health (Secretaria de Salud, SSA) and UCLA. The first program under this agreement is being implemented by the UCLA COEH and ESE Program under the direction of Drs. John Froines, Diane Perry and Arthur Winer. Bilateral investigations and educational efforts are ongoing in the areas of environmental and occupational health with particular emphasis on the maquiladora industry. This Agreement will result in research that addresses the policy, scientific and technological aspects of environmental and occupational problems.

Currently, faculty in the COEH and the ESE Program have ongoing bilateral research efforts with their Mexican counterparts on critical environmental and occupational health issues which include, "The Maquiladora Industry: Binational Management of Hazardous Waste Between the U.S. and Mexico", "Assessment and Control of Occupational Heavy Metal Exposure in Mexican Industry", "Prioritizing Air Pollutant Controls in Mexico City", and "The Environmental Costs of North American Integration: The Free Trade Agreement and the Maquiladora Industry" (see Section C).

UCLA is also serving as a training center for graduate education and professional development for Mexicans in the fields of environmental and occupational health. The ESE Program and the COEH along with the Department of Environmental Health Sciences in the UCLA School of Public Health are currently training Master's and Doctorate level students from Mexico. Training programs are being offered in Hazardous Materials and Waste Management and Safety to professionals in the Secretary for Urban Development and Ecology (Secretaria Desarrollo Urbano y Ecologia, SEDUE) and SSA (see Section D). For example, a Train-the-Trainer program for Mexican professionals from SEDUE and SSA on Safety and Management of Hazardous Substances and Waste was offered at UCLA during September 1991).

A. Descriptions of UCLA Research Centers and Programs on Environmental and Occupational Health and Environmental Science and Engineering.

1. Center for Occupational and Environmental Health (COEH)

Director, John R. Froines, Ph.D.

Director, International Programs, Diane M. Perry, Ph.D.

The COEH is located in Los Angeles, an industrialized center with one of the highest concentrations of aerospace, electronics, and manufacturing in the nation. This provides an ideal environment for the study of occupational exposures, diseases, and injuries. The UCLA Center reaches out to labor and management groups and has close working relationships with government, health and enforcement agencies.

The UCLA Center's activities include:

- * Graduate-level and multidisciplinary educational programs to train occupational hygienists, environmental health scientists, toxicologists, occupational physicians and nurses, health educators and epidemiologists

- * Research to identify and address occupational and environmental health problems in California

- * Community service and outreach, technical assistance, and clinical referral services for workers, unions, the private sector, and the public on occupational illness, disease, and injury prevention

- * Investigations and training to identify and address occupational and environmental health problems in Latin America and Pacific Rim countries

The Center has a dynamic research program devoted to understanding various influences of the workplace and environmental upon human illness and disease. Faculty conduct extensive research on the epidemiology of work-related fatalities and injuries including chronic trauma. The COEH also receives recognition for its research on hazard surveillance, which has been used to evaluate the effectiveness of intervention strategies and to help set priorities in occupational health. UCLA's occupational medicine research includes studies in the identification of risk factors for carpal tunnel syndrome, the use of artificial intelligence for diagnostic purposes, and evaluation of low back pain.

Research on environmental issues includes studies to characterize carcinogens in drinking and ground water, to evaluate remediation approaches to contaminated ground water and storm drain effluent and to analyze leakages from hazardous waste sites. The Center is also an active participant in a State of California funded working group composed of faculty from Chemical Engineering, Public Health and Urban Planning. This group plans to establish a Center for Toxics Reduction to conduct research and training on approaches to eliminate toxic chemicals from the work environment, with its concomitant reduction of the hazardous waste stream.

COEH research activities are supported, in part, by the following organizations: National Institute for Occupational Safety and Health, National Institute of Environmental Health Sciences, Western Consortium for Public Health, National Science Foundation, California Environmental Protection Agency, and the National Institutes of Health.

A major objective of the UCLA Center is to provide multidisciplinary graduate programs at the master's and doctoral levels, designed to train highly qualified occupational and environmental health

professionals for leadership roles in academia, government, industry/business, and labor.

The Labor Occupational Safety and Health Program (LOSH), as part of the Center, has been conducting research, providing education, training and outreach to labor union members in Southern California. Courses and conferences for workers include such topics as health effects of video display terminals, hazardous waste worker training and workers' right to know. The UCLA\LOSH program is the lead agency for the California-Arizona Consortium Hazardous Waste Worker Training Program which is funded by the National Institutes of Environmental Health Sciences. Over a 5-year period, the Consortium plans to train 7,500 workers at hazardous waste sites, emergency response personnel, transporters of hazardous waste, and workers at treatment, storage and disposal facilities.

2. Environmental Science and Engineering Program

Director, Arthur M. Winer, Ph.D.

The UCLA ESE Program was founded in 1973 by Nobel Laureate Dr. Willard Libby, who perceived a need to train environmental scientists, managers, and policy makers in a more interdisciplinary manner than is afforded by traditional Ph.D. programs. To date, the ESE Program has awarded the Doctorate of Environmental Science and Engineering, or D.Env. degree, to over 120 students, and UCLA remains unique in the country in awarding such a degree.

The ESE Program focuses on the critical environmental questions of the nation and world; problems which transcend national borders but which also have local relevance. Its approach is appropriate to the role of a modern research university--good science, sound methodologies, and attention to fundamentals. ESE Program research and training are both experimental and analytical in nature. Research and instruction recognize the cross connections between soil, water, air, and biota, as well as the interdependence of human and ecological health. Equally important, the curriculum emphasizes the interactions and interdependencies between science, economics, and law in the protection of the environment and public health.

Many ESE graduates have gone on to occupy critical positions in environmental research, remediation, and policy areas throughout the major environmental agencies in California and the nation. Other ESE graduates have risen to senior positions in private sector companies conducting environmental research and remediation. Still other graduates are applying scientific solutions to environmental problems at national laboratories such as Lawrence Livermore and at institutes, such as the RAND Corporation.

Current research interests of the ESE core faculty include development and application of human regional exposure models for air pollutants, impacts of acidic deposition on amphibian populations, investigations of pesticide contamination in aquifers, implications of transport of toxic waste over the U.S.-Mexico border, development and implementation of novel water treatment technologies, long pathlength optical spectroscopy studies of indoor and ambient air pollutants, and restoration of wildlife habitats in California's Central Valley.

B. Bilateral Agreements for Research and Education Between UCLA and Mexican Universities and Institutions

Universities

El Centro de Investigaciones Biologicas, Baja California Sur
El Colegio de la Frontera Norte (COLEF)
Instituto Tecnologico y de Estudios de Monterrey (ITEM)
Universidad Autonoma de Baja California (UABC)
Universidad Autonoma Metropolitana (UAM)
Universidad Autonoma Nacional de Mexico (UNAM)
Universidad de Guadalajara

Institutions

Secretaria de Salud (Secretary of Health, SSA)
Secretaria Agricultura y Recursos Hidraulicos (Secretary for Agriculture and Hydraulic Resources, SARH)

C. Ongoing Bilateral Environmental and Occupational Health Projects in the Center for Occupational and Environmental Health (COEH) and the Environmental Science and Engineering (ESE) Program

Hazardous Waste

* "The Maquiladora Industry: Binational Management of Hazardous Waste Between the U.S. and Mexico", Dr. Diane Perry, Department of Environmental Health Sciences (EHS), School of Public Health, UCLA and Mr. Pablo Cicero and Marisa Mazari, Mexican doctoral students, ESE Program, UCLA.

Free Trade Agreement/Environmental Impacts

* "Environmental Costs of North American Integration: The Free Trade Agreement and the Maquiladora Industry" Dr. Diane Perry, EHS, School of Public Health, UCLA and Mr. Victor Castillo, Department of Economics, Universidad Autonoma de Baja California (UABC).

Occupational Health

* "Assessment and Control of Occupational Heavy Metal Exposure in Mexico" Drs. John Froines, Director and Diane Perry, COEH, School of Public Health, UCLA and Dra. Cristina Cortinas de Nava, Chief of Occupational and Environmental Health, SSA, Mexico.

Air Quality

**"Modeling of Regional Human Exposure to Air Pollutants in Mexico City", Dr. Arthur Winer, Director ESE Program, School of Public Health and Dr. Mauricio Hernandez-Avila, Director of Research, Instituto Nacional de Salud, Secretaria de Salud (SSA, Secretary of Health), pending.

* "Prioritizing Air Pollutant controls for Urban Centers in Developing Countries: Mexico City as a Case Study" Mr. Pablo Cicero, ESE doctoral student and Departamento de Distrito Federal de Mexico.

Groundwater Contamination

* "Groundwater Potential Contamination by Organic Compounds in the Mexico City Metropolitan Area" Ms. Marisa Mazari, doctoral student ESE, UCLA with Dr. Michael Stenstrom, Civil Engineering Department, UCLA and Dr. Douglas Mackay, Centre for Groundwater Research, University of Waterloo, Canada with participation from Universidad Nacional Autonoma de Mexico (UNAM).

Pesticide Pollution

* "Policy Implications for Non-Point Source Pesticide Pollution: Case Study in the New River at the U.S.-Mexico Border", Dr. Diane Perry and Mr. Ash Lashgari, ESE, UCLA and Marisa Mazari, doctoral student ESE, UCLA, in residence at the Center for Ecology, UNAM.

D. Graduate Education and Professional Development for Mexicans in the Fields of Environmental and Occupational Health

Training Master's and Doctoral Students in Environmental and Occupational Health Sciences

* The Department of Environmental Health Sciences (EHS) and the Environmental Science and Engineering Program (ESE) at UCLA are currently training Master's and Doctorate level students from Mexico. Mr. Pablo Cicero is specializing in air quality and hazardous waste issues. Marisa Mazari is working in the fields of water quality and natural resource protection. Philippe Alatrisme is concentrating his efforts in environmental microbiology and bioremediation.

Training Mexican Professional in Environmental and Occupational Health Sciences

* Ongoing training programs are being offered in Hazardous Materials and Waste Management and Safety through the Center for Occupational and Environmental Health (COEH) to environmental inspectors in Secretaria Desarrollo Urbano y Ecologia (Secretary for Urban Development and Ecology, SEDUE) and health inspectors in Secretaria de Salud (Secretary of Health, SSA).

Training programs have been in collaboration with the Labor Occupational Safety and Health (LOSH) Program at UCLA and supported by the Department of Toxic Substances Control, California Environmental Protection Agency and under the direction of Dr. Diane Perry, COEH, UCLA:

(1) Hazard awareness and safety, Permitting, Site Mitigation, Surveillance and Enforcement which included industrial facility visits. Location: Southern California Date: January-February 1990

(2) Hazard awareness and safety, with presentations on selective industrial processes likely to be used in the Maquiladora industry, Mock joint inspections in industrial facilities. Location: Tijuana, Mexico Date: May 1991

(3) Train-the-Trainer (TOT): Safety and Management of Hazardous Substances and Waste. Course designed to give the capability to Mexican environmental/health administrators the teaching techniques to train new and existing professional staff in hazardous materials and waste safety and management. Mexicans will return with two manuals, both in Spanish, one with the TOT teaching techniques, the other a 24 hour technical course on hazardous materials and waste safety and management. Location: UCLA Date: September 16th-20th 1991

UCLA is the first University in the U.S. to offer these types of training programs in Spanish which include agency participation by the U.S. Environmental Protection Agency, Region IX, Department of Toxic Substances, California Environmental Protection Agency, and the Hazardous Materials Division, Los Angeles and San Diego County Fire Departments.

SEDUE and SSA have sent regional administrators and inspectors from the border states and Mexico City to participate in these programs. For the TOT program UCLA is pleased to host a highly distinguished group of Mexican professionals which include from SEDUE Mr. Raul Guido Garay, Director

of Environmental Enforcement for Mexico and Mr. Jorge Escobar and Mr. Cesar Catalan, Directors of Environmental Affairs for Baja California and Sonora, Mexico, respectively and from SSA Dr. Cuauhtemoc Arturo Juarez Perez, Subdirector of Sanitary Control and Environmental Risks for Mexico and Mr. Carlos Angulo Guerrero, Chief of Environmental Health for Baja California.

The LOSH Program with the COEH have developed the first comprehensive Worker's Sourcebook for "Spanish Language Health and Safety Materials for Workers" (1990) and sponsored a speaker's series during 1990-1991 on "Technological Change in the Workplace: Health Impacts for Workers".

E. UCLA As A Center for Study of U.S.-Mexican Policy Relations

The UCLA Program on Mexico (POM), part of the Latin American Center, is one of the most important centers for collaborative, bilateral study of Mexico in the U.S. The POM coordinates the activities of UCLA's 90 full-time faculty in over two dozen disciplines with significant research interests in Mexico.

The University Research Library at UCLA has one of the most extensive library collections on Mexico in the U.S. UCLA's geographical location in Los Angeles, home to seven million persons of Mexican descent, places it in a unique position to serve as a regional and international center for the study of U.S.-Mexican environmental, economic and social relations.

F. Additional UCLA Centers and Programs on Environmental Science

- * Center for Clean Technology, School of Engineering and Applied Science
- * Bio-Geosphere Dynamics Program, College of Letters and Science
- * Urban Planning Program's Environmental Research, School of Architecture and Urban Planning
- * Center for Study of Environment and Society, College of Letters and Science
- * Marine Science Center, College of Letters and Science

G. UCLA Contact List

Center for Occupational and Environmental Health
School of Public Health
University of California
10833 Le Conte Avenue
Los Angeles, California 90024-1772

FAX (213) 206-9903

Dr. John Froines, Director
Dr. Diane Perry, Director, International Programs

(213) 206-6141

(213) 206-1352

Environmental Science and Engineering Program
School of Public Health
10833 Le Conte Avenue
University of California
Los Angeles, California 90024-1772

FAX (213) 206-1352

Dr. Arthur Winer, Director

(213) 206-1278

Sanobias to Wilk

23 de Abril, 1992

Estimado Jim:

Para información general acerca de las actividades del banco, te envío los siguientes documentos:

- Programas Institucionales 1992;
- Informe de actividades 1990.

Este segundo documento representa una síntesis de los informes mensuales del Director General al Consejo de Administración y me pareció que podría sustituir con ventaja a éstos como una fuente de información general acerca del Banco. El Informe 1990 es el último elaborado hasta el momento.

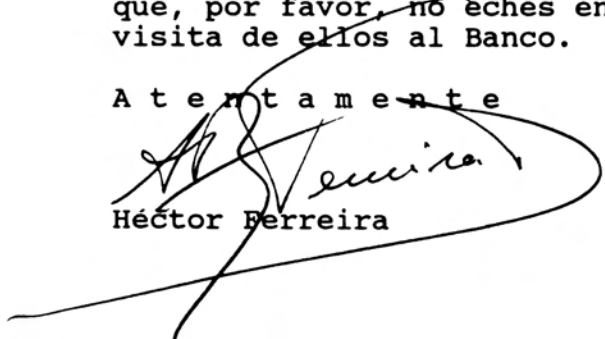
En lo que respecta al nuevo programa de suelo urbano y desarrollo inmobiliario del que te habló el Arq. Sergio Rodríguez Navarro, como antecedente y complemento de las láminas que él te entregó, te envío un documento de trabajo que elaboré para el grupo de trabajo interinstitucional que definió este programa. Dicho documento describe y compara las experiencias de los estados de Baja California, Sonora y Sinaloa en el rescate de cauces de ríos para el desarrollo urbano y extrae de estas experiencias los rasgos básicos de un modelo general de proyecto de suelo urbano y desarrollo inmobiliario.

El Arq. Rodríguez Navarro no consiguió documentación relativa al Fondo de Ahorro de BANAMEX y te envía a cambio una descripción de los créditos hipotecarios que opera BANCOMER.

Quedo a tu disposición para cualquier otra información que se te ofrezca. El fax más accesible para mí es el de la Dirección de Financiamiento del Desarrollo: 583-1527.

Finalmente, quiero reiterarte el interés del Arq. Rodríguez Navarro, como Gerente de Suelo Urbano y Vivienda y el mío propio, como responsable del área de desarrollo regional recientemente formada en el Banco, en establecer algún esquema de colaboración con el Lincoln Institute for Land Policy. Así que, por favor, no eches en saco roto la idea de promover una visita de ellos al Banco.

A t e n t a m e n t e



Héctor Ferreira

PROYECTOS INTEGRALES DE SUELO URBANO Y DESARROLLO INMOBILIARIO**Introducción**

El sector financiero mexicano está buscando activamente esquemas que permitan atender las necesidades de infraestructura con la participación de la iniciativa privada y con fondeo de largo plazo. Con este enfoque ya se han logrado avances notables en el ámbito del transporte carretero. Se pretende afinar esquemas similares, aplicables al financiamiento del desarrollo urbano.

En este segundo ámbito, se han generado recientemente algunas experiencias, principalmente en proyectos denominados de "reencauzamiento de ríos urbanos", que permiten comparar y afinar soluciones organizativas y de financiamiento.

Paralelamente, la subasta de terrenos recientemente realizada en Monterrey ha aportado soluciones que parecen generalizables en cuanto a la participación de la iniciativa privada en el desarrollo de reservas para uso habitacional, la enajenación transparente de los terrenos y la desregulación de la construcción de la vivienda.

Con base en estas experiencias parece posible y conveniente plantear un modelo general de atención a las necesidades de adquisición y desarrollo de suelo urbano.

Este modelo hace énfasis en la necesidad de articular en una concepción integral la adquisición y habilitación de suelo urbano con las fases subsecuentes de desarrollo inmobiliario. También destaca la necesidad de avanzar hacia esquemas de financiamiento a riesgo proyecto.

Se considera que el modelo propuesto tiene un vasto campo de aplicación, tanto en proyectos de densificación y reestructuración de las ciudades, como en aquellos relativos al crecimiento físico de las mismas.

I. Reseña de la experiencia reciente**A. Los proyectos de reencauzamiento de ríos**

En el momento actual, los gobiernos de Baja California, de Sonora y de Sinaloa están promoviendo activamente tres proyectos de reencauzamiento de ríos en zonas urbanas: el de Río Nuevo, en Mexicali, el del Vado de Hermosillo en la ciudad del mismo nombre, y el de Tres Ríos, en Culiacán.

A continuación se describen los rasgos comunes y las diferencias entre estos proyectos. Se señalan algunos aspectos críticos que deberían cuidarse en el diseño y ejecución de proyectos análogos.

1. **Los aspectos comunes**

- a. Los tres proyectos se plantean con matices los siguientes **objetivos principales**:
- i. Aprovechar los terrenos ganados al cauce del río para el desarrollo urbano, para usos predominantemente comerciales y de servicios, y en menor medida habitacionales;
 - ii. Facilitar la integración de la red vial de la ciudad;
 - iii. Controlar inundaciones, prevenir la contaminación y mejorar la imagen de la ciudad.
- b. Los tres proyectos presentan las siguientes **características comunes**:
- i. **Aspectos jurídicos**. Los cauces de los ríos son zonas del dominio público federal. Para aprovechar estas zonas, es necesario desincorporarlas de este dominio y transferirlas al dominio privado de la Federación. En los tres casos, se plantea la necesidad de resolver diversas situaciones de ocupación irregular y de desincorporación previa de parte de los terrenos federales involucrados.
 - ii. **Organismo responsable del proyecto**. En los tres casos se ha considerado la constitución de un organismo con capacidad jurídica y ejecutiva necesaria para la realización del proyecto.
 - iii. **Fases de desarrollo**. Los proyectos se caracterizan por una secuencia de desarrollo que comprende la realización de obras de infraestructura básica, la urbanización secundaria y lotificación de los predios, y la edificación de acuerdo con los usos finales establecidos.

La primera fase de desarrollo comprende en los casos de Culiacán y Hermosillo, la realización de obras de infraestructura hidráulica, con el objeto de regular avenidas y de rectificar cauces. Estas obras se consideran como el elemento detonador del proyecto. En Río Nuevo, estas obras no son necesarias, considerándose en cambio como elemento detonador, la construcción de un eje vial a ámbos márgenes del río.

En los tres casos, la primera fase del proyecto incluye la realización de obras de cabecera en materia de agua y alcantarillado, así como la construcción de avenidas y puentes que dividen el área en supermanzanas.

Las fases siguientes de urbanización secundaria, lotificación y edificación quedan relativamente indefinidas al momento de iniciar la ejecución de los proyectos.

iv. Los proyectos involucran la participación de los siguientes **agentes privados**:

- Las **grandes empresas constructoras nacionales**, que buscan participar en la ejecución de las obras de infraestructura básica y que pueden eventualmente contribuir al financiamiento de las mismas.
- Los **promotores de desarrollo inmobiliario** que tomarían las supermanzanas creadas en la primera fase y se harían cargo de la urbanización secundaria. Según sea el uso previsto, se responsabilizarían de la lotificación y construcción de vivienda o bien de la concepción y ejecución de desarrollos comerciales o de servicios.
- **Grandes usuarios finales**, que podrían comprar terrenos directamente al organismo responsable del proyecto, p.e., grandes compañías distribuidoras, para la ubicación de sus instalaciones.

2. **Las diferencias**

a. **Modalidades de cesión de los terrenos**

Los terrenos, en el caso de Río Nuevo y de Tres Ríos, fueron cedidos a título **gratuito** a los gobiernos locales y, en el caso de Hermosillo, a título **oneroso**. En Tres Ríos y en Hermosillo, la transferencia fue hecha al **gobierno estatal**, mientras que en caso de Mexicali, los terrenos se transferirán al **gobierno municipal**.

b. **Constitución del organismo responsable**

En el caso de Tres Ríos se creó un **organismo descentralizado**, dependiente del gobierno del estado. Para el Vado de Hermosillo, en cambio, se optó por un **fideicomiso público**.

Sin embargo, al avanzar la gestión de los proyectos, en ambos casos se consideró necesaria la creación de un **fideicomiso privado**, por las ventajas que presenta esta figura para el financiamiento de los proyectos.

En efecto, el fideicomiso de carácter privado hace posible que el financiamiento al proyecto no se considere como deuda pública de los gobiernos locales, lo que permite obviar trámites y, sobre todo, destrabar estos proyectos en los casos en que los gobiernos han saturado su capacidad de endeudamiento.

En el caso de Río Nuevo, se tomó como referencia las otras dos experiencias, planteándose de inicio la constitución de un fideicomiso de carácter privado.

c. **Esquemas de financiamiento utilizados en cada proyecto**

En los tres casos, el esquema de financiamiento contempla la emisión de valores, pero con modalidades que es necesario señalar:

- i. **Río Nuevo** fue el primer proyecto para el que se hizo una propuesta (julio de 1990). Esta propuesta estuvo a cargo de Operadora de Bolsa, S.A. (OBSA). Se pretendía emitir **bonos municipales** por 50 mil millones de pesos, a no más de tres años de plazo, garantizados mediante aval de una sociedad de crédito, la afectación de participaciones federales y estatales de impuestos, y una garantía hipotecaria.

Este esquema requiere, al igual que el crédito, autorización por parte del Cabildo y del Congreso del Estado. La deuda debe ser registrada en SHCP.

OBSA se comprometió a colocar toda la emisión, aborbiendo los títulos que no pudiesen ser colocados con el gran público.

- ii. **Vado de Hermosillo**. El financiamiento de este proyecto se concibió inicialmente mediante SWAPS. Se hizo una operación de intercambio de deuda externa por capital, por valor de unos 35 mil millones de pesos. Para completar las obras de infraestructura, habiendo perdido atractivo el esquema de SWAPS, el gobierno recurrió a un crédito comercial, por 80 mil millones de pesos, en condiciones poco favorables para el proyecto.

Posteriormente recurrió a BANOBRAS, para el diseño de un esquema de financiamiento a través del mercado de valores. El banco recomendó la emisión de **Certificados de Participación Inmobiliaria** (CPI), por parte de un fideicomiso privado constituido con este propósito, con lo cual podían obviarse los trámites relativos a la autorización y registro de deuda pública por parte del gobierno estatal.

El CPI se define como un instrumento de financiamiento a riesgo proyecto. Sin embargo, considerando que el mercado no reconocía en ese momento el potencial de ganancia del proyecto, se optó por un esquema de rendimiento fijo. Los

títulos dan derecho a un interés y a una amortización en siete pagos semestrales iguales.

La emisión, por 80 mil millones, fue avalada por BANOBRAS, colocándose el gobierno del estado como obligado solidario del Fideicomiso, frente al fiduciario.

Para emitir el aval, BANOBRAS requirió del gobierno del estado una contragarantía, consistente en la apertura de una línea de crédito contingente por 16 mil millones de pesos. La apertura de esta línea de crédito está sujeta a los requisitos de autorización y registro de deuda pública, pero solo por una parte del monto de financiamiento operado (que fue de 80 mil millones de pesos). En el banco, la línea de crédito se registra como pasivo contingente.

La garantía hipotecaria se constituyó sobre una parte de los terrenos que, después de la realización de las obras de infraestructura básica fue valuada en los 80 mil millones iniciales. Los terrenos en su conjunto fueron valuados después de realizadas las obras en 550 mil millones de pesos.

Para aliviar la carga financiera del proyecto durante el período de preparación de la emisión, BANOBRAS otorgó al fideicomiso un crédito puente por un período de 18 semanas, con la garantía del total de los activos del fideicomiso. Este crédito sustituyó al crédito comercial contraído con anterioridad y fue a su vez cancelado al emitirse los títulos.

- iii. **Tres Ríos Culiacán**. Para iniciar este proyecto, el gobierno estatal solicitó a BANOBRAS un crédito tradicional, por un monto de 23 mil millones de pesos. El crédito se destinó a financiar la llamada fase de arranque, dentro de la primera etapa. Para completar la primera etapa, se requiere de un financiamiento adicional por 130 mil millones de pesos.

Existe una propuesta de OBSA para este financiamiento, formulada en mayo de 1991, que se ciñe a la experiencia de Hermosillo. Después de evaluar distintas alternativas, OBSA resolvió que el único instrumento viable sería un CPI amortizable, con aval bancario. Las ventajas que le reconoce a este instrumento son:

- El hecho de que no se registre como deuda pública del gobierno del estado, salvo por el monto de la contragarantía. No se contrapone a las disposiciones de SHCP.
- Es atractivo para el inversionista por el "spread" pagado sobre la tasa líder del mercado y por contar con el aval de BANOBRAS.

- Es atractivo para el banco, porque siendo extrapresupuestal, no congela recursos propios.

Sin duda, el esquema de financiamiento de Río Nuevo deberá ser revisado a la luz de la experiencia de los otros dos proyectos.

3. Algunos aspectos críticos

Tomando como referencia el propósito de inducir la participación de la iniciativa privada y el fondeo de largo plazo (a riesgo proyecto), se identifican los siguientes aspectos críticos en los proyectos analizados.

a. Concepción de los proyectos

i. Alcances del proyecto y modalidades de asociación entre el sector público y el privado. Los proyectos reseñados consideran la participación del sector público exclusivamente durante la primera fase de desarrollo, cuyo producto es la oferta de suelo con urbanización primaria. Las fases siguientes estarían por completo a cargo de los promotores privados.

Esta división del trabajo no parece la más conveniente por las siguientes razones:

- La dificultad y el riesgo del desarrollo se ubican en la primera fase. En cambio, en la fase de desarrollo inmobiliario, el riesgo es bajo y la plusvalía mucho más elevada. El sector público asume en la primera fase los riesgos mayores del desarrollo con frutos comparativamente reducidos frente a los de la segunda fase.
- La participación de algunos particulares de reconocido prestigio en la primera fase puede constituir una garantía de éxito de los proyectos. Adicionalmente, permitiría dar una respuesta desde el inicio del proyecto a un problema de consenso y participación de la iniciativa privada local que ha sido un aspecto particularmente delicado en la ejecución del proyecto de Hermosillo.
- A la inversa, el hecho de que el sector público se desligue del desarrollo al final de la primera fase es problemático en la medida en que pierde control sobre el mismo y, sobre todo, porque abandona la posibilidad de generación de ingresos netos en volúmenes mucho mayores, en la fase de desarrollo inmobiliario, los cuales podrían canalizarse hacia el financiamiento de otras necesidades del desarrollo urbano local.

ii. Condicionales y mecanismos de control por parte del gobierno federal y de la sociedad local. En el caso de Hermosillo, que es el más avanzado, el gobierno estatal tiene

pensado vender toda la superficie del desarrollo antes de concluir su mandato. Esta venta precipitada de los terrenos puede afectar negativamente los resultados financieros y pone en riesgo la concepción urbanística y arquitectónica del proyecto.

Por esta razón, parece necesario que la Federación haga valer frente a los estados una normatividad que considere tanto el aspecto urbanístico como el financiero.

Una posibilidad sería incorporar determinadas condicionalidades en las cláusulas del fideicomiso y una representación de la Federación y/o la de un Patronato local en los órganos de dirección y control del mismo.

Una segunda posibilidad, sugerida por SEDUE, sería que la Federación, en lugar de transferir la propiedad de los terrenos, los fideicomitiera directamente al organismo. De esta forma, la Federación tendría asegurado el control del organismo.

b. Estudio y diseño de los proyectos

i. Los **aspectos de mercado**, que resultan vitales para el éxito de los proyectos no parecen haber sido considerados con suficiente detalle en ninguno de los tres casos.

ii. **Dimensionamiento de una primera fase de ejecución**. Para dar mayor viabilidad a estos proyectos resulta necesario dimensionar las obras básicas requeridas en función de una perspectiva razonable de demanda de terrenos para el desarrollo inmobiliario.

Normalmente, la primera fase de ejecución debería concentrarse en las zonas mejor ubicadas respecto al centro de la ciudad y a los principales corredores urbanos, cuyo uso sería predominantemente comercial y de servicios.

c. Ejecución de los proyectos

i. **El ritmo de las ventas** debe ser modulado de acuerdo con las condiciones del mercado inmobiliario local. Ventas precipitadas pueden alterar drásticamente los resultados financieros del proyecto. Para dar mayor margen de maniobra al organismo responsable del proyecto, resulta importante la sustitución de esquemas de financiamiento con condiciones predeterminadas, por esquemas a riesgo proyecto.

ii. **La concertación con la sociedad y la iniciativa privada local**. El proyecto de Hermosillo se llevó a cabo sin la participación de la iniciativa privada local e, incluso, ignorándola ostensiblemente, generándose reacciones de oposición por parte de ésta.

En el caso de Mexicali, también se está manifestando cierta resistencia al proyecto proveniente de grupos políticos diferentes al que está a cargo del gobierno municipal.

Esta experiencia pone de manifiesto la necesidad de una concertación con la sociedad y la iniciativa privada local, desde el inicio de los proyectos.

iii. Manejo transparente del proyecto en relación con los intereses particulares involucrados. Proyectos de esta naturaleza y envergadura difícilmente pueden manejarse en una forma neutra respecto a los intereses particulares locales. La selección de alternativas para el desarrollo del proyecto inevitablemente beneficiará a algunos y perjudicará a otros.

Por esta razón, parece conveniente que los intereses particulares afectados por el proyecto se hagan explícitos y que los particulares que resulten beneficiados participen en los riesgos de la primera fase.

B. La subasta de terrenos del ejido Canadá, en Monterrey, N.L.

(pendiente)

II. Hacia un modelo general

La experiencia de estos proyectos, con modificaciones de detalle, es aplicable a otros tipos de proyectos que contribuyen a la densificación y reestructuración de las ciudades, como son los relativos a la reubicación de instalaciones ferroviarias e industriales, la creación o consolidación de subcentros urbanos, el apoyo a actividades maquiladoras, manufactureras o turísticas.

Asimismo, resulta aplicable a los programas de crecimiento físico de las ciudades, aunque en estos casos la expropiación de terrenos ejidales plantea diferencias considerables a la vez que se trata de proyectos de menor rentabilidad.

En esta sección se definen los rasgos comunes a todos estos proyectos y en la siguiente se tocan los aspectos específicos a cada uno de ellos.

A. Denominación

El rasgo más general de todos estos proyectos es que involucran una oferta de suelo urbano o urbanizable para el desarrollo inmobiliario, ya sea éste de carácter habitacional, comercial, industrial o de servicios.

El desarrollo inmobiliario se considera parte integrante del proyecto, por la visión de conjunto que debe imprimirse al desarrollo en función de criterios urbanísticos, financieros, así como de apropiación y uso de la plusvalía generada. Esto es lo que justifica la denominación de proyectos integrales de suelo urbano y desarrollo inmobiliario.

B. Objetivos generales

Los objetivos generales de los proyectos, aquellos que estarían presentes en todos los casos, serían:

- Generar oferta de suelo urbanizado para uso habitacional, comercial, industrial o de servicios.
- Asegurar que el desarrollo inmobiliario se ciña a un plan de conjunto o plan maestro.
- Involucrar a la iniciativa privada, sobre todo, local, en las fases iniciales del desarrollo inmobiliario.
- Asegurar una distribución equitativa de la plusvalía generada; una asignación transparente de los terrenos entre los agentes privados; y la captación de una proporción significativa de dicha plusvalía por parte del sector público, para su canalización al financiamiento del desarrollo urbano local.
- Utilizar recursos provenientes del ahorro interno y externo y contribuir a la consolidación del mercado de capitales.

C. Actividades para su desarrollo

- Definición del proyecto;
- Integración del patrimonio territorial;
- Constitución del organismo responsable;
- Definición de una primera fase de ejecución;
- Proyectos ejecutivos de las obras de infraestructura básica a realizar en la primera fase de ejecución;
- Secuencia de desarrollo de la primera fase;

- Realización de las obras de infraestructura básica y definición de polígonos o supermanzanas;
- Definición de las modalidades de asociación o venta de los terrenos urbanizados;
- Subastas, contratos de asociación o constitución de fideicomisos para fines específicos.

D. Soluciones organizativas deseables

1. Coordinación interinstitucional

Para la definición inicial del proyecto resulta necesario un esquema de coordinación entre niveles de gobierno y entre dependencias involucradas dentro del nivel federal, que evite que el proyecto sea apropiado por un nivel de gobierno o una institución. Resolver esta coordinación desde el principio podrá evitar retrasos y tropiezos en el desarrollo del proyecto.

2. Organismo responsable del proyecto

Considerando la experiencia de los proyectos de reencauzamiento de ríos, se considera que la forma de organización que debiera plantearse desde el principio es la de un fideicomiso de carácter privado. Se considera la figura del fideicomiso más adecuada para los proyectos de desarrollo inmobiliario que la de la SINCA.

Los fideicomitentes variarán según la forma de integración del patrimonio territorial. En todos los casos, se deberá prever la participación de la iniciativa privada local, que es la que tendría intereses de largo plazo en el desarrollo del proyecto.

Los órganos de dirección del fideicomiso deberán prever la participación de SEDUE, como responsable de vigilar la aplicación de la normatividad urbana y de BANOBRAS para garantizar la solidez financiera del desarrollo.

Asimismo, en la supervisión del fideicomiso podrá participar la sociedad civil, a través de figuras locales de reconocido prestigio, convocadas por el gobierno para integrar un Patronato.

Las cláusulas de creación del fideicomiso deben incorporar condicionalidades de carácter urbano y arquitectónico, así como financiero. Deben hacer referencia al plan maestro de desarrollo, el que debería estar disponible al momento de constituirse el fideicomiso.

3. Modalidades de asociación entre el sector público y el privado

La participación de los constructores se daría por el mecanismo de contratos de asociación para fines específicos. El constructor aporta capacidad constructiva, pero esto puede hacerlo mediante un contrato de obra pública. Si se concibe otra forma de asociación es para que contribuyan al financiamiento de las obras que ellos construyen. Normalmente, podrán financiar la parte del contrato que corresponde a su ganancia (ingresos netos). El pago se realizaría en efectivo o en especie, mediante la entrega de terrenos. Los constructores deberían obligarse, al igual que los promotores, a desarrollar estos terrenos en determinado plazo. Parece necesario encontrar modalidades o condiciones para la participación de los constructores que tengan el consenso de los promotores locales.

El fideicomiso podrá vender a los promotores de desarrollo inmobiliario ciertas superficies, sobre todo aquellas que serán objeto de desarrollo habitacional, o bien podrá asociarse con ellos, para los proyectos de desarrollo comercial o de servicios que son los de más alta rentabilidad. En esta medida, se constituirían fideicomisos para proyectos específicos.

4. Mecanismo de asignación de los terrenos a la iniciativa privada

La venta de terrenos debería darse a través de un mecanismo que asegure la transparencia de las operaciones, que evite una concentración excesiva de la propiedad, así como la especulación.

En principio parece deseable utilizar un esquema de subastas similar al aplicado en el caso del Ejido Canadá. Dado que, en algunas ciudades, la actitud de la iniciativa privada frente a la subasta podría no ser positiva, parece conveniente explorar otras opciones.

Para evitar la concentración, se requiere delimitar los polígonos o supermanzanas para que queden al alcance de los promotores medianos locales.

Finalmente, para evitar la especulación, se requiere incorporar a los contratos de compra venta, cláusulas que penalicen la tenencia especulativa de los terrenos.

E. Esquema de financiamiento típico

El esquema de financiamiento típico para estos proyectos se apoyaría en la emisión de valores. Se otorgaría un crédito puente para arrancar el proyecto y contar con las garantías y la credibilidad necesaria para la emisión.

En principio, se trabajaría con CPI's con aval bancario. Las características de las emisiones resultarían de un compromiso entre las necesidades de los proyectos y el grado de madurez del mercado.

En la medida en que lo acepte el mercado, en sucesivas emisiones se irían reduciendo los intereses y las amortizaciones sustituyéndolos por una participación en el producto neto de la venta de los terrenos y la formación de un mercado secundario.

F. Acciones complementarias

Dado que los proyectos son muy importantes para las autoridades locales, cabe la posibilidad de acuerdo con la filosofía de operación de la banca de desarrollo, que se condicione el apoyo a la puesta en práctica de acciones y medidas de carácter institucional tendientes a facilitar la ejecución de los proyectos.

Destaca la conveniencia de ajustes en el régimen fiscal y en los reglamentos de construcción.

MODULO 8. FINANCIAMIENTO

- 8.1 Herramientas Financieras.
- 8.2 Análisis Económico de Proyectos
- 8.3 Administración Financiera.
- 8.4 El Sistema Financiero Nacional.
- 8.5 Cómo Opera un Crédito.

MODULO 9. VALUACION

- 9.1 Generalidades.
- 9.2 Antecedentes Históricos.
- 9.3 Sistemas de Valuación.
- 9.4 Proceso.
- 9.5 Ejecución de un Avalúo.
- 9.6 Aspectos Legales.
- 9.7 Normatividad.

MODULO 10. MERCADOTECNIA

- 10.1 Definiciones.
- 10.2 Investigación del Mercado.
- 10.3 Promoción.
- 10.4 Publicidad.

NOTA: Los Cursos se organizan en los horarios y lugares adecuados en función a las solicitudes que se reciban en nuestras oficinas.

Los Costos base son medio salario mínimo mensual por Módulo por Alumno más Cuota de Inscripción de 6 salarios diarios.

En caso de Cursos impartidos fuera de la Ciudad Sede de la Asociación, se deberán incrementar los Gastos y Viáticos de los Instructores.



ES LA DESIGNACION PROFESIONAL COLECTIVA REGISTRADA, QUE PUEDE SER UTILIZADA POR LOS SOCIOS DE LA ASOCIACION MEXICANA DE PROFESIONALES INMOBILIARIOS (A.M.P.I.) Y QUE SE SUSCRIBEN A SU Estricto CODIGO DE ETICA.

**Asociación Mexicana de Profesionales
Inmobiliarios, A. C.**

**Paseo de la Reforma 403-Desp. 506
06500 México, D. F.**

**Tels: 525.0872 514.1640
Fax 208.5702**

ATTACHMENT H

**I NSTITUTO DE
C APACITACION DE LA
A SOCIACION
M EXICANA DE
P ROFESIONALES
I NMOBILIARIOS**

**DIPLOMADO
EN
BIENES RAICES**

OBJETIVO

Los principiantes conocerán las actividades que se desarrollan en la prestación de los siguientes servicios, en lo referente a los bienes Raíces:

- A) Corretaje
- B) Administración
- C) Valuación
- D) Consultoría

DIRIGIDO A:

Directores, Ejecutivos, Agentes y Colaboradores intermedios de empresas inmobiliarias.

CARACTERISTICAS:

El Diplomado consta de 10 Módulos y duración de 160 horas en total.

El Diploma de acreditamiento se otorga únicamente a las personas que asistan y aprueben todos los Módulos.

Asimismo, se requiere de la elaboración al final de los 10 Módulos, de un trabajo que refleje el aprovechamiento de los conceptos impartidos.

CONTENIDO*

MODULO 1. PRINCIPIOS DE USO DE SUELO

1.1 Principio Sobre Uso de Suelo Urbano.

- La ciudad y el uso de suelo urbano.
- Factores que lo condicionan.
- Uso de suelo comercial y de oficinas.
- Uso de suelo industrial.
- Uso de suelo habitacional.
- Ciclo económico de un inmueble.

1.2 Las Profesiones Inmobiliarias.

- Areas de actividad inmobiliaria.
- Organización gremial.
- Etica profesional.

MODULO 2. MATEMATICAS

2.1 Matemáticas Financieras.

- Intereses, tasas nominales.
- Valor presente.
- Tasa interna de rendimiento.
- Amortizaciones e Hipotecas.

2.2 Estadística, Impuestos, Proyecciones, Correlaciones.

MODULO 3. DERECHO CIVIL

3.1 Actos Jurídicos.

- Clasificación.
- Requisitos de existencia.
- Requisitos de validez.
- Invalidez
- Modalidades.

3.2. Personas.

3.3 Bienes.

3.4 Propiedad.

- Formas.
- Medios.
- Desmembramiento.

3.5 Obligaciones.

3.6 Contratos, Mandato de Arrendamiento, Fianza, Promesa de Contrato de Compra Venta.

MODULO 4. ECONOMIA

4.1 Principios Económicos.

4.2 Mercado de Bienes Raíces.

4.3 El Dinero.

4.4 Análisis y Pronóstico de Mercado.

4.5 Valor.

4.6 Inversión.

4.7 Estudio de Factibilidad.

4.8 Inflación.

4.9 Participación del Estado en el Mercado de Bienes Raíces.

MODULO 5. CONDOMINIO

5.1 Definiciones

- Importancia, naturaleza, fundamentos legales, modificación y extinción.

5.2 Su Administración, Asamblea de Condominios, Comité de Vigilancia, El Administrador, Proceso Financiero Contable.

5.3 Administración Profesional de Condominios, Organización y Funcionamiento de la empresa.

MODULO 6. IMPUESTOS Y ACTIVIDADES REFERENTES A INMUEBLES

6.1 Impuesto Sobre la Renta.

6.2 Impuesto al Valor Agregado

6.3 Impuesto al Activo.

6.4 Impuesto Sobre Adquisición de Inmuebles.

6.5 Impuesto Predial.

6.6 Derechos por Consumo de Agua.

6.7 Derecho de Inscripción en el Reg. Público de la Propiedad.

MODULO 7. DERECHO URBANISTICO

7.1 Antecedentes y Definiciones.

7.2 Principios Fundamentales.

7.3 Teoría Estructural.

7.4 Normas de Planeación.

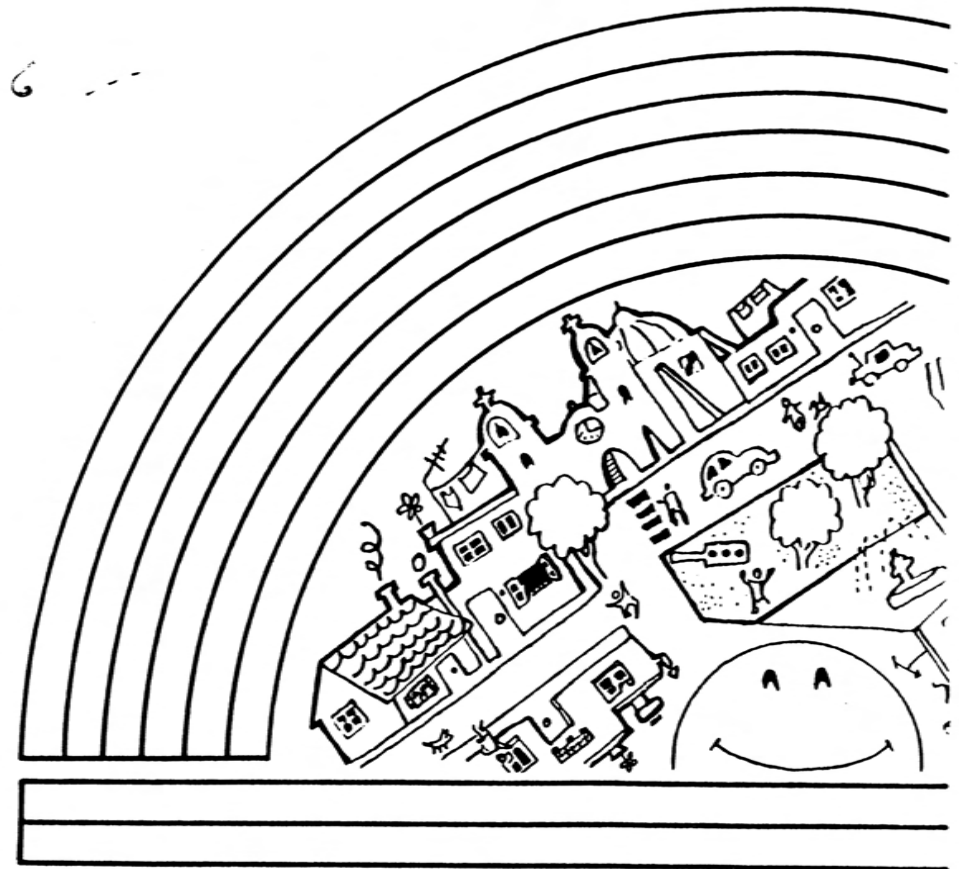
7.5 Normas para el Régimen de Tenencia del Suelo.

7.6 Normas de Control.

7.7 Normas de Fomento y Servicio.

7.8 Normas Auxiliares

* Sujeto a modificaciones.



PLAN PARCIAL DE MEJORAMIENTO URBANO

DE LAS COLONIAS POPULRES
DE LA PERIFERIA DE XALAPA

ATTACHMENT I

Presentación

En la actualidad la mayor parte de los mexicanos viven en áreas urbanizadas. La pobreza del medio rural ha provocado la migración hacia los centros de población en donde existen más posibilidades de mejorar las condiciones de vida. Algunas ciudades por sus características particulares de desarrollo económico representan un mayor atractivo para trasladar el lugar de residencia, no obstante los problemas y las carencias que halla que afrontar.

En las ciudades entonces se marcan notables contrastes, pues en un mismo espacio se conjugan desiguales formas de habitar, de trabajar, de hacer uso de los servicios, o de gozar de “los beneficios que aporta el desarrollo”. La llamada segregación urbana no es más que la distribución física de la población en la ciudad de acuerdo a condicionantes varias, como por ejemplo: la capacidad económica de los habitantes, la tenencia de la tierra y de la vivienda, el precio del suelo, la cercanía a los equipamientos urbanos, la accesibilidad a las obras de infraestructura y a los servicios. Así entonces los sectores de población con mayores recursos económicos ocupan áreas mejor ubicadas y los pobladores de menor capacidad económica tienen que establecerse en sitios que por su localización, calidad o situación de propiedad son más baratos.

El común de los habitantes urbanos —vive en la ciudad, pero **no vive la ciudad**—, es decir que cotidianamente desarrollan muchas de sus actividades como un acto reflejo, haciendo uso

Publicación del Centro de la Vivienda y Estudios Urbanos A.C.

CENVI

Textos, Diseño Gráfico y Composición: Equipo Técnico del Cenvi

Grupo Xalapa

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Colonia Copilco el Bajo

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del sistema, pero sin detenerse a reflexionar sobre la pertenencia a ese complejo conglomerado social, o sobre los derechos y obligaciones que implican producir, poseer y utilizar la ciudad.

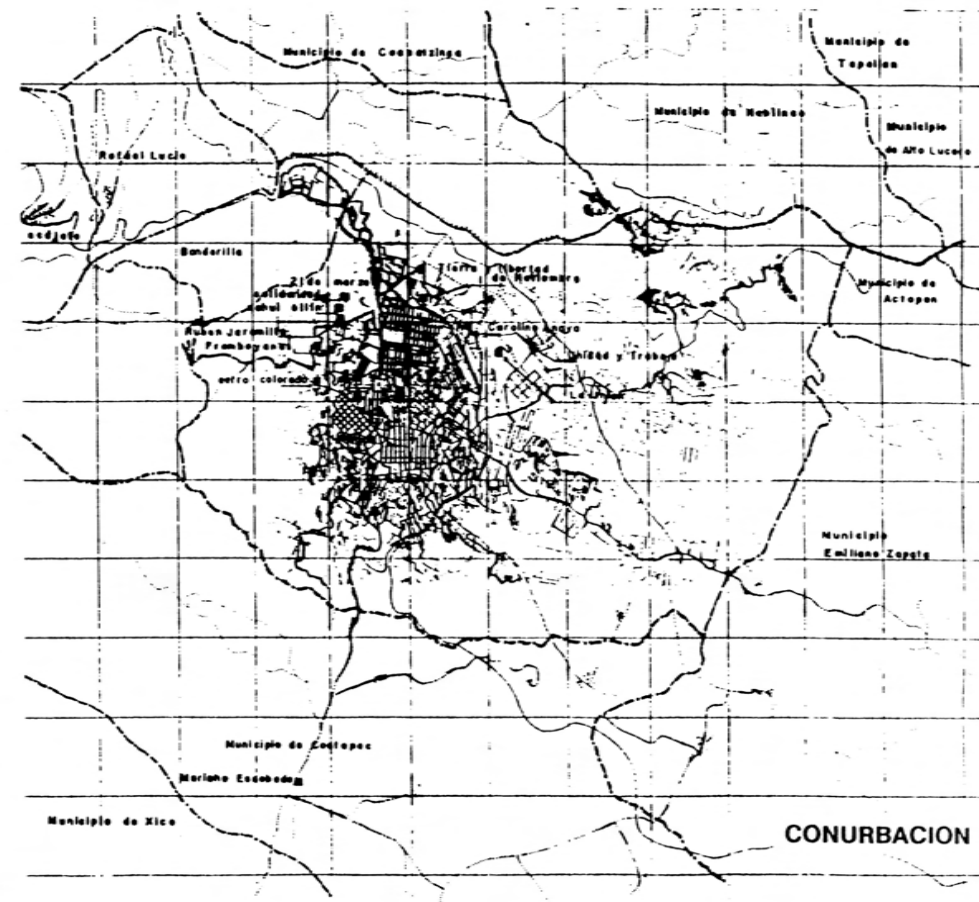
El antiguo término: Ciudadano, utilizado actualmente para referirse a la condición política de los integrantes de un Estado moderno, tuvo su origen precisamente en el concepto de pertenencia de un individuo a su ciudad.

Vivir la ciudad es tomar conciencia del papel que se juega y del lugar que se ocupa en el desarrollo de una comunidad urbana.

En 1984 nació en Xalapa la Unión de Colonos, Inquilinos y Solicitantes de Vivienda del Estado de Veracruz UCISV-VER. La organización fué el resultado de una suma de esfuerzos en donde se integraron: el trabajo universitario de un grupo de investigación sobre la problemática urbana y habitacional, en la colonia Ferrer Guardia de Xalapa, y la voluntad organizativa de un grupo de cien familias necesitadas de vivienda, dispuestas a desarrollar una reflexión y un trabajo colectivo para lograr construir una nueva colonia, con procedimientos distintos a los usados tradicionalmente por los fraccionadores y especuladores que aprovechan y explotan la ingente necesidad de vivienda de la mayor parte de la población.

El objetivo era conformar un nuevo asentamiento, concebido como una comunidad ecológica-productiva, capaz de resolver

PLANO 1



las necesidades individuales de vivienda y de vida colectiva, respetando o recreando el ambiente natural y facilitando condiciones de producción de alimentos para apoyar la subsistencia de sus habitantes.

La filosofía que sustenta ese nuevo enfoque sobre la producción del habitat popular en Xalapa se recoge en el documento:

“MI COLONIA, MI CIUDAD” *

Y se materializa en la Primera Unidad de UCISV-VER. La colonia popular en donde se llevó a la práctica ese planteamiento con el apoyo técnico del Taller de Urbanismo Alternativo TUA.

Desde aquel momento hasta 1990, UCISV-VER ha sido un movimiento social y político en constante crecimiento. A la demanda de vivienda se aunaron demandas vitales igualmente importantes. Ya no es únicamente una colonia modelo; son colonias enteras en la periferia de Xalapa y en otros municipios y ciudades importantes de Veracruz.

La consolidación de la organización conduce a un cambio cualitativo importante, un paso adelante, para avanzar en el proceso autogestivo de construir y ordenar una parte del desarrollo urbano de la ciudad: hay que conocer Xalapa, sus problemas y necesidades; analizar el desarrollo de las colonias

* “Mi colonia , Mi ciudad”: documento de Juan Bozzano y Guillermo Rodríguez Curiel.

populares de la periferia y evaluar las posibilidades existentes para transformarlas, buscando mejorar las condiciones de vida de sus habitantes, así como la integración al resto de la ciudad, con el objeto de lograr una distribución más equitativa del equipamiento, la infraestructura y los servicios urbanos.

La planeación urbana es un instrumento técnico de valor estratégico para UCISV-VER. Con su ejercicio se podrán proponer programas específicos para mejorar las condiciones de desarrollo de las colonias, aprovechando y optimizando los recursos disponibles, tanto en el Estado y sus instituciones, como en la propia organización.

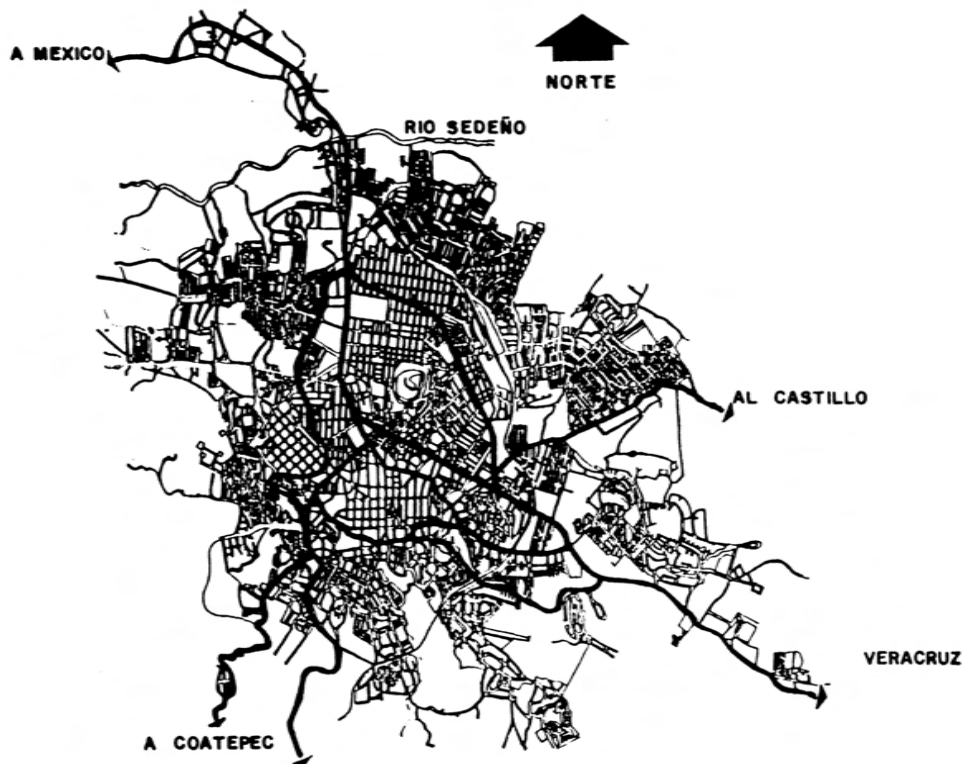
UCISV-VER y el Centro de la Vivienda y Estudios Urbanos A.C. CENVI, han llevado a la práctica un ejercicio conjunto de Planeación Urbana Participativa cuyo resultado se presenta ahora bajo el título:

Plan Parcial de Mejoramiento Urbano de las Colonias populares de la Periferia de Xalapa

Este es uno de los primeros resultados de la nueva política de la organización:

“PROTESTA CON PROPUESTA”

PLANO 2



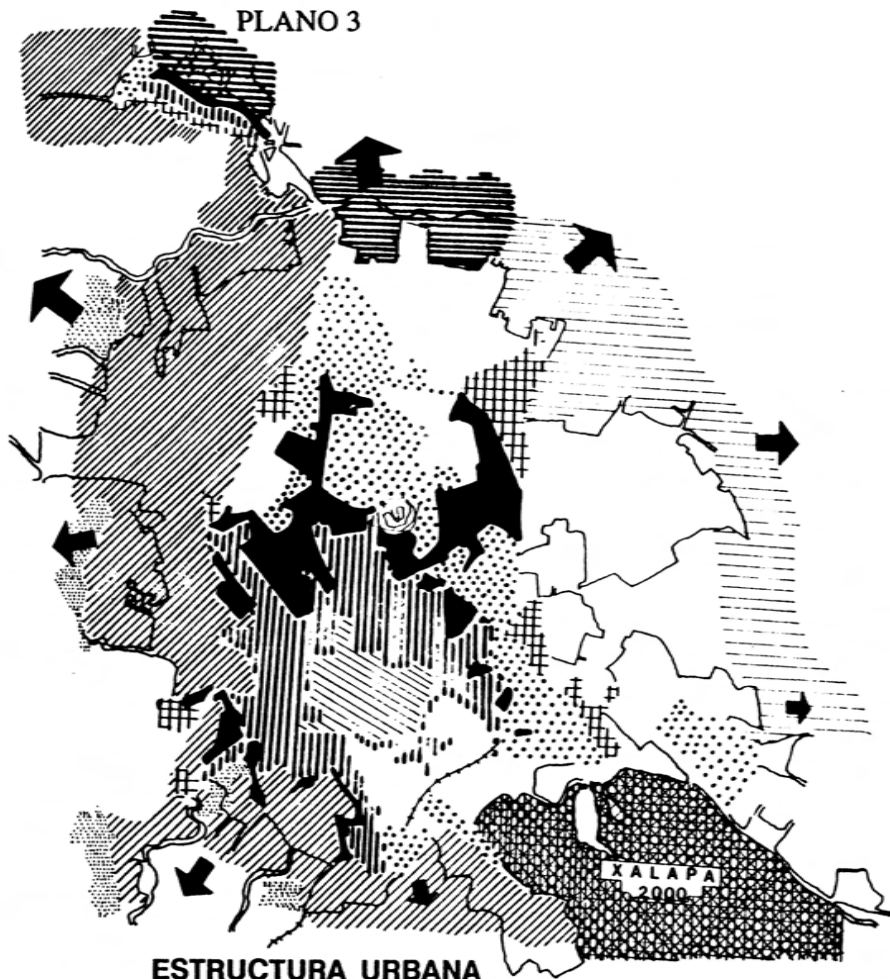
PLANO DE XALAPA - BANDERILLA
1990







El Plan Parcial de Mejoramiento Urbano de las Colonias Populares de la Periferia de Xalapa.

Antecedentes





El Plan Parcial de Mejoramiento Urbano de las Colonias de la UCISV-VER, nace de la necesidad de buscar e impulsar soluciones que contribuyan a alcanzar un mejor nivel de vida de la población establecida en los asentamientos promovidos por esta organización ciudadana.

Las colonias de la UCISV-VER surgieron como respuesta a la crisis de vivienda y como ejemplo del poder de la organización autogestiva, que puede en muchos casos ser el camino para que la población de menores ingresos acceda a un espacio en donde habitar. Sin embargo la preocupación de los integrantes de UCISV-VER no se ha limitado a conseguir tierra para la vivienda; ha buscado también fomentar y arraigar formas de cooperación comunitaria encaminadas a buscar soluciones alternativas a otros problemas como: la educación, la salud, la alimentación, la organización productiva y la creación de espacios propicios para la expresión y recreación cultural. Pero un requisito primario y urgente en los asentamientos es satisfacer necesidades elementales de abastecimiento de agua, energía eléctrica, saneamiento, escuelas, núcleos de abasto, etc.

**CRECIMIENTO HISTORICO**

-  1889
-  1950
-  1966
-  1975
-  1981
-  1987

APTITUDES DE CRECIMIENTO

-  inadecuado
-  inadecuado construyéndose en el sitio
el programa de vivienda xalapa 2000.
-  condicionado
-  adecuado

Frente a la limitada disponibilidad de recursos materiales y económicos se ha antepuesto el esfuerzo de la organización interna, el trabajo y la creatividad. De ahí se ha desprendido una línea de pensamiento propia de la UCISV-VER que hace énfasis en la toma de conciencia y en la búsqueda de soluciones constructivas que permitan lograr una adecuada relación entre los pobladores y su entorno natural.

El Marco Jurídico

Los Instrumentos que Posibilitan la Planeación Urbana y la Participación Social

El Plan Parcial de Mejoramiento Urbano de las Colonias de la Periferia de Xalapa, encuentra sus referencias jurídicas en la amplia gama de disposiciones que permiten la instrumentación de planes y programas cuyo objetivo final es la atención de los problemas derivados del proceso de urbanización. La justificación jurídica-administrativa se complementa con la participación activa de los propios pobladores en la ejecución del Plan. Importante participación social que se enuncia y promueve reiteradamente en el conjunto de leyes y planes que rigen sobre la materia.

El Perfil Urbano de Xalapa:

Crecimiento de la Ciudad y Segregación Social

La ciudad de Xalapa se ha desarrollado económicamente por el impulso que el sector terciario le ha dado, apoyado principalmente en la prestación de servicios de la administración pública, la vida universitaria y el comercio.

El crecimiento físico y demográfico de la ciudad ha sido vertiginoso en las últimas cuatro décadas. Entre 1950 y 1975 la población y la superficie urbanizada prácticamente se triplicaron: la población pasó de 51,109 habitantes en 1950 a 169,185 habitantes en 1975 y la superficie pasó de 643.9 Has. en 1950 a 2,115 Has. en 1975 (ver cuadro de comportamiento demográfico y crecimiento urbano). La tendencia de expansión hacia el norte correspondió con el inicio de la conurbación con Banderilla y fué perfilando el primer entorno periférico de Xalapa, constituido por colonias populares sin una dotación completa de servicios urbanos.

Para 1990 la población se incrementó en casi un 64% y la superficie urbanizada en un 65.5%. En el lapso de quince años (1975-90) las áreas abiertas a la expansión urbana se saturaron parcialmente y se incorporaron nuevas superficies, siguiendo un modelo de "crecimiento agregado" siguiendo una lógica de expansión concéntrica desde todos los puntos de la ciudad.

En 1991 CENVI ha calculado que Xalapa tiene aproximadamente 285,756 habitantes, ocupando una superficie de 3566.6

Has. y las colonias periféricas carentes de servicios urbanos albergan al 46% de la población urbana.

En el año 2000, de continuar las tendencias actuales de crecimiento, la ciudad podría alcanzar una dimensión de

4,134 Has. con una población de 372 mil habitantes y de ellos 35% permanecerían en condiciones de segregación urbana.

Debido a la relación constante que ha guardado la población con la superficie urbanizada, las densidades habitacionales se han mantenido a lo largo de cuatro décadas en un rango comprendido entre 77 y 90 habitantes por Hectárea. Las proyecciones para el año 2000 no modifican esa relación, por lo que se estima que la densidad no sobrepase los 92 habitantes por Hectárea.

CUADRO 1
COMPORTAMIENTO DEMOGRAFICO
Y EXPANSION URBANA

| AÑO | POBLACION URBANA (HABITANTES) | SUPERFICIE AREA URBANA (HECTAREAS) | DENSIDAD (HAB / HA) |
|------|------------------------------------|---|--------------------------|
| 1950 | 51 , 109 | 643 ,9 | 79 , 3 |
| 1960 | 68 , 629 | — | — |
| 1966 | 97 , 062 | 1 , 125 . 7 | 86 . 2 |
| 1970 | 122 , 377 | — | — |
| 1975 | 169 , 185 | 2 , 115 . 2 | 80 , 0 |
| 1980 | 212 , 769 | — | — |
| 1981 | 214 , 679 | 2 , 363 . 0 | 90 . 8 |
| 1987 | 253 , 306 | 2 , 875 . 2 | 88 . 1 |
| 1990 | 277 , 460 | 3 , 566 . 6 | 77 , 7 |
| 1991 | 285 , 756 | 3 , 687 . 8 | 77 . 4 |
| 1994 | 312 , 161 | 4 , 044 . 8 | 77 . 1 |
| 2000 | 372 , 127 | 4 , 134 . 7 | 92 . 0 |
| 2007 | 453 , 354 | 4 , 772 . 1 | 95 . 0 |

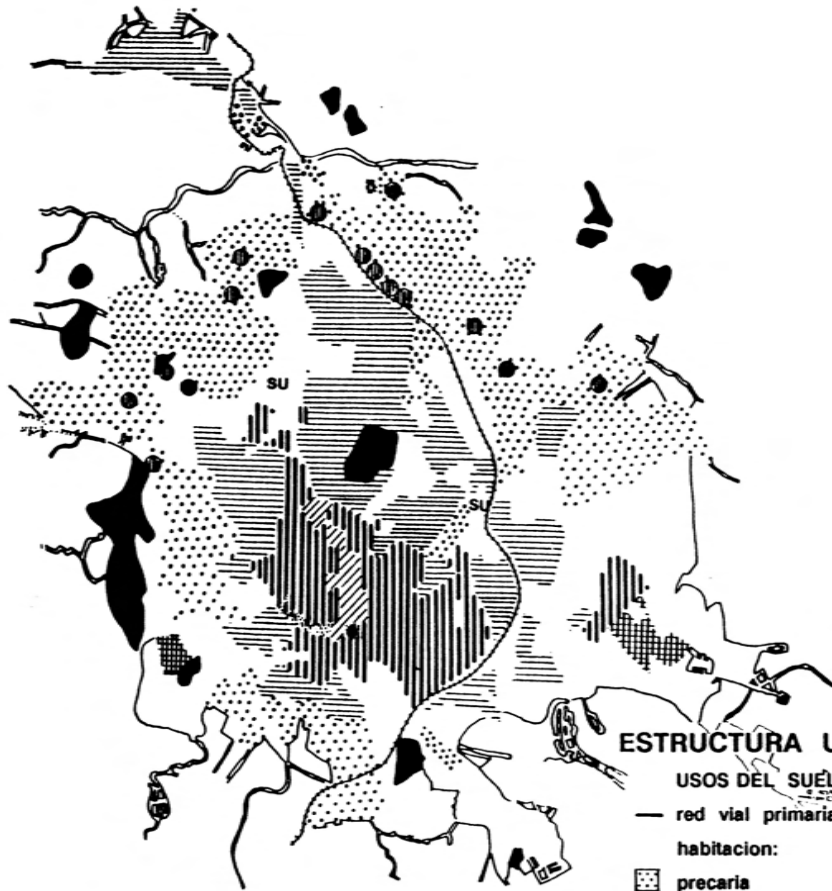
Estructura Urbana y Usos del Suelo

En el núcleo central de la ciudad, las actividades comerciales y de servicios han sustituido a la habitación, particularmente a las de arrendamiento, pues sus niveles de rentabilidad como inmuebles no compiten con los nuevos usos de la zona central

Estos cambios inciden directamente sobre la demanda de suelo en la periferia, ya que al restringirse continuamente la oferta de vivienda de alquiler para los grupos con ingresos más bajos, estos no encuentran otra alternativa mas que recurrir a la compra de suelo en la periferia, que resulta barato pero sin dotación de servicios urbanos, lo cual implica iniciar un largo periodo de consolidación, tanto de la vivienda como del asentamiento.

Sin embargo en Xalapa se registra un número considerable de predios vacantes: 176.2 Has., que en su mayoría son objeto de especulación. Por otra parte el índice general de saturación de la ciudad oscila entre el 30 y el 60% de ocupación del área urbana. En ese rango de saturación se encuentran al menos tres quintas partes de la ciudad; las dos quintas partes restantes corresponden a la zona central - espacio consolidado a mediados de los años sesenta -, con un índice de saturación mayor al 60% y que hoy alberga prácticamente a la totalidad de la vivienda ocupada por las clases medias y concentra también la mayor parte de los servicios de toda la ciudad.

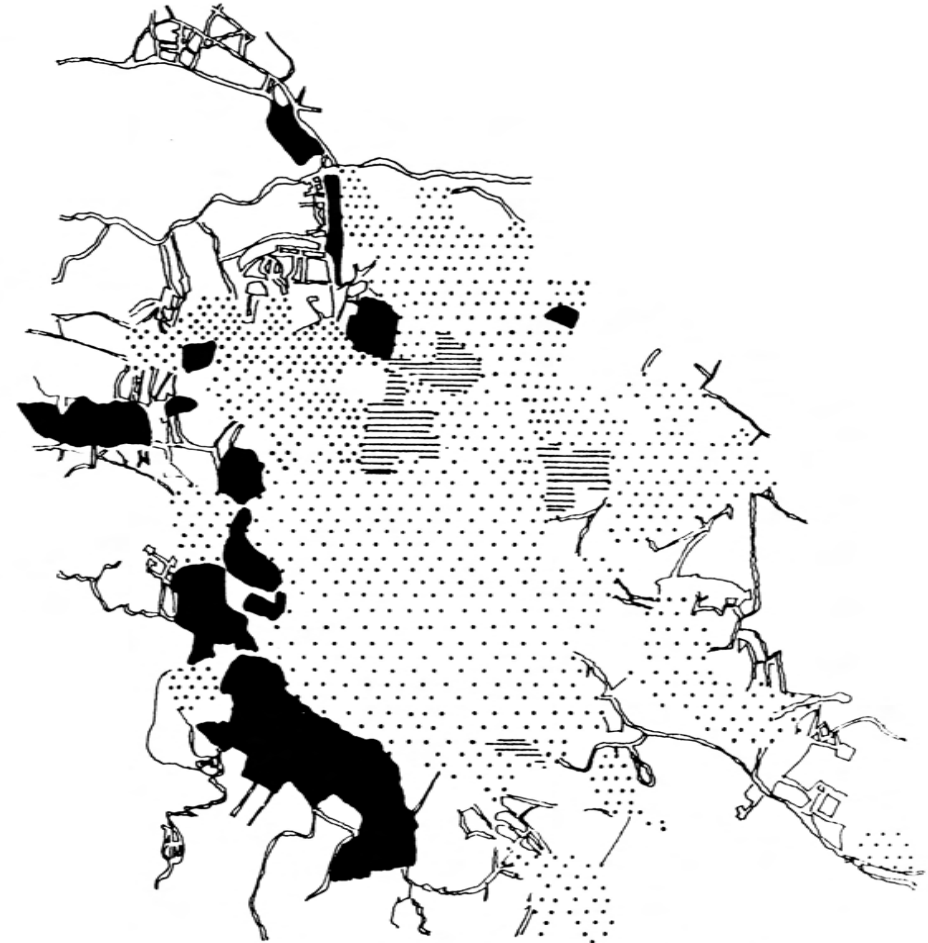
PLANO 4



ESTRUCTURA URBANA

- USOS DEL SUELO**
- red vial primaria
 - habitacion:
 - ▤ precaria
 - ▥ popular
 - ▧ media
 - ▨ residencial
 - ▩ zona centro
 - uso mixto
 - SU sub-centro urbano
 - bosques

PLANO 5



ESTRUCTURA URBANA

- DENSIDAD**
- baja
 - ▥ alta
 - ▤ media

En el sector central se registran los precios más altos del suelo y los índices de saturación más altos, en cambio en las zonas periféricas se registran precios bajos del suelo, coincidiendo con usos habitacionales de vivienda popular y precaria de baja saturación. Aunque cabe mencionar que en algunos sectores de vivienda popular existe una presión por elevar los precios del suelo, debido a su colindancia inmediata con el sector central. Probablemente en esas áreas en un mediano plazo se produzcan transformaciones en los usos del suelo, con la consiguiente salida de la población que hoy ahí habita.

En las periferias de Xalapa deben habitar alrededor de 79 mil personas. Si se considera un aumento en el índice de saturación del área urbana al 100% , la densidad bruta ascendería hasta 126.5 habitantes por Hectárea y en ese caso las zonas periféricas tendrían capacidad hasta para 165 mil habitantes, esto es, alrededor del 58% de la población urbana. Ahora bien con esa misma densidad, las áreas actualmente vacantes podrían albergar algo más de 22 mil personas, es decir unas 4,400 familias aproximadamente.

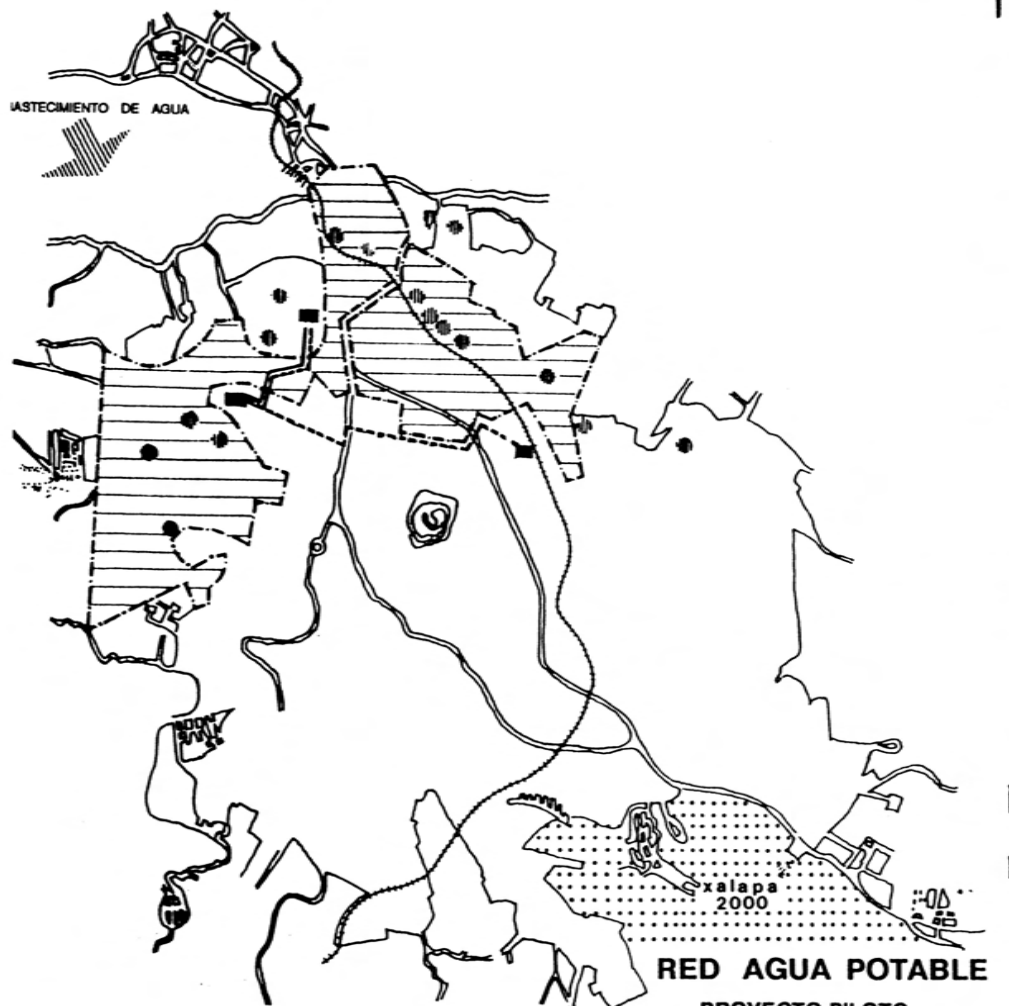
Una Contradicción: Segregación y Planificación Urbana





En Xalapa actualmente se emprenden dos grandes proyectos de importante impacto local. Uno se refiere al mejoramiento de una franja urbana de habitación popular; el otro es un nuevo desarrollo urbano.

El primero es el Programa de Regularización y Mejoramiento de las Colonias Populares de la Ciudad de Xalapa, promovido por la **SEDUVER**. El proyecto busca el mejoramiento habitacional y la ampliación de las coberturas de las redes de agua y alcantarillado, mediante la programación de obras en dos etapas. Sin embargo la mayor parte de la población (aproximadamente 132,000 habitantes), que padece la falta total o la insuficiencia de servicios y de infraestructura urbana no se encuentra considerada dentro de dicho programa, pues la población beneficiada por ese programa se estima que será de 48,800 habitantes.

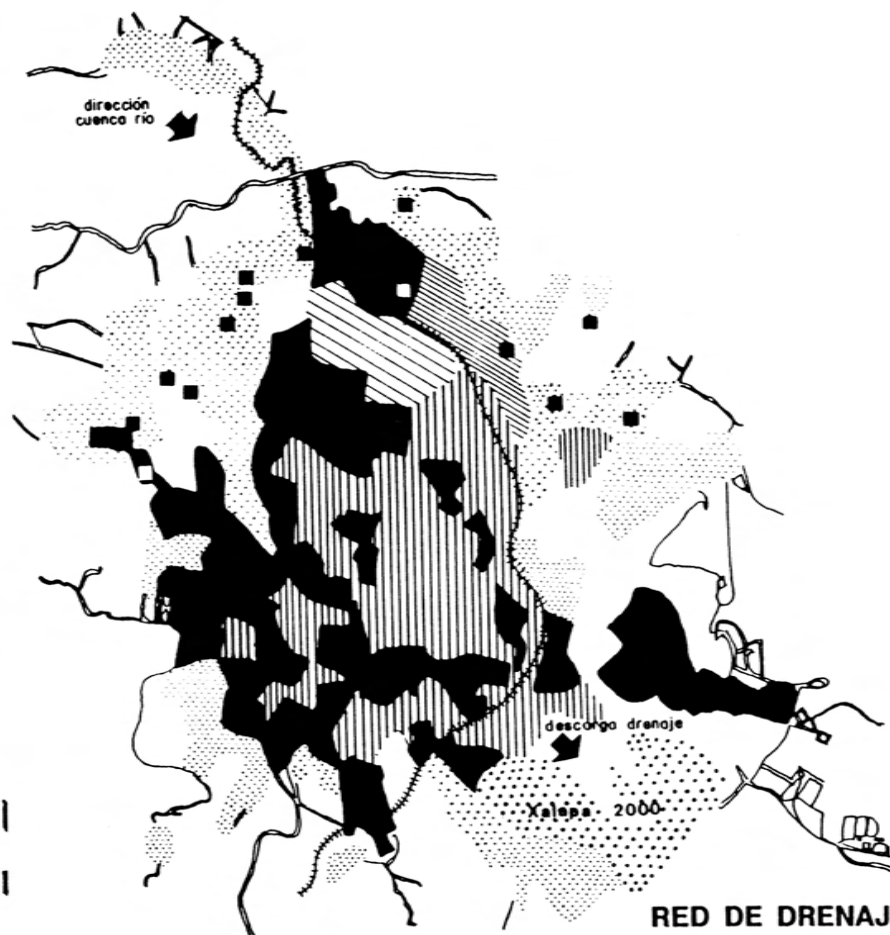
El segundo proyecto es Xalapa 2000, que absorberá una gran cantidad de recursos para atender a una demanda que no representa ni el 10% de la población urbana de Xalapa, ocupando zonas catalogadas como no aptas para el desarrollo urbano, tanto por sus características topográficas y de riesgos como por tratarse de reservas naturales, según lo señala el Plan de Desarrollo Urbano de Xalapa. Esa importante inversión se destinará a satisfacer las necesidades de un pequeño sector de la ciudad, mientras el 46% de la población local, ubicada en las periferias de Xalapa carece de los servicios más elementales.







PLANO 6



- RED AGUA POTABLE
PROYECTO PILOTO**
-  zonas que cubre el proyecto
 -  zonas que no cubre el proyecto
 -  xalapa 2000
 -  colonias ucisv-ver

PLANO 7



- RED DE DRENAJE
PROYECTO PILOTO**
-  proyecto a largo plazo
 -  1era. etapa de proyecto
 -  2da. etapa de proyecto
 -  xalapa 2000
 -  colonias ucisv-ver
 -  zona que no cubre el proyecto

Con esto se hace evidente que las decisiones políticas pueden modificar las normas de la planificación vigentes y que los proyectos para el desarrollo pueden ser instrumentos de segregación.

El Mejoramiento Integral de la Calidad de Vida de los Pobladores de los Asentamientos Populares de la Periferia

Las colonias de la UCISV-VER ocupan la periferia de Xalapa formando un arco, desde el sureste hacia el oeste, en torno a la mancha urbana de la ciudad. Son 16 asentamientos en el municipio de Xalapa y uno en el municipio de Coatepec.

Por razones operativas el Plan Parcial de Mejoramiento Urbano propuesto por la UCISV-VER, considera cuatro asentamientos para desarrollar el trabajo de diagnóstico y propuesta con un mayor grado de detalle. Las colonias del municipio de Xalapa son: Primera Unidad, Unidad y Trabajo, y Nahui Ollin. Del municipio de Coatepec es la colonia Mariano Escobedo.

Los cuatro asentamientos fueron seleccionados por razones metodológicas, pues eran colonias que podían considerarse como representativas de diversos tipos de desarrollo.

El diagnóstico y la propuesta se elaboraron mediante un trabajo participativo en el que los propios integrantes de la UCISV-VER fueron capacitados para realizar el autodiagnóstico y concluir con las propuestas que recogen, tanto las planteadas

por los propios habitantes de las colonias como las que surgieron del análisis técnico.

En este documento se reproducen esquemáticamente los resultados del Plan, en el documento final se podrán encontrar los planteamientos completos del trabajo de Planeación con la definición de los programas operativos, sus instrumentos y las posibles fuentes de recursos financieros para su realización.

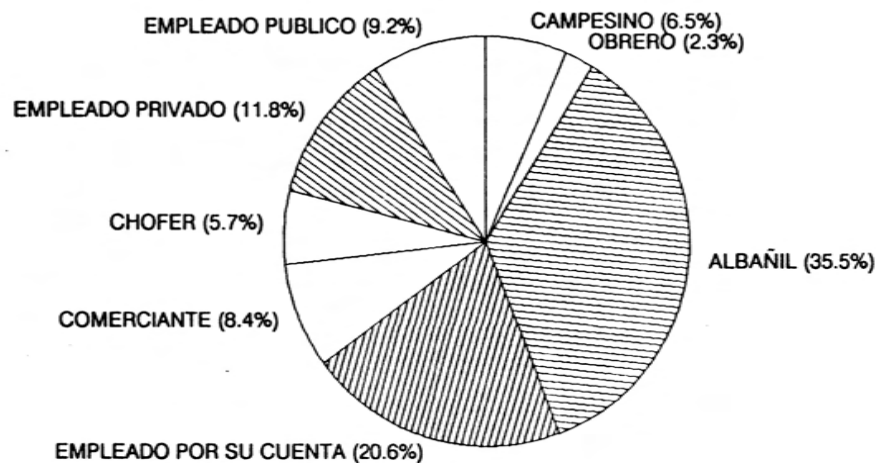
Las cuatro colonias estudiadas tienen problemas similares en su desarrollo: regularización de la tenencia de la tierra, falta de infraestructura urbana básica, viviendas precarias y deficiencias importantes en la dotación de equipamientos urbanos.

Sin embargo y a pesar de todas esas limitaciones, muchas de las carencias se han resuelto parcialmente con el trabajo comunitario de la organización, pero es necesario un apoyo decidido para lograr el mejoramiento integral de los asentamientos.

Quizá el obstáculo más importante es el bajo nivel económico de la población. De acuerdo a los resultados de la encuesta levantada en noviembre de 1990, solo el 17% de los jefes de familia percibe ingresos superiores a dos veces el salario mínimo. De tal manera que los programas que se propongan para el mejoramiento tendrán que considerar esa situación de precariedad de la población.

CUADRO 2

EMPLEO DEL JEFE DE FAMILIA



UCISV - VER / CENVI : Encuesta Xalapa , noviembre de 1990.

La UCISV-VER y el Desarrollo Urbano de Xalapa

El Plan Parcial de Mejoramiento Urbano tiene una especificidad propia sobre las colonias periféricas de Xalapa, sin embargo no ignora la dinámica de desarrollo de la ciudad y para las propuestas del mejoramiento integral de un amplio sector territorial, se tiene que partir de un planteamiento global del desarrollo de la ciudad.

En el Plano de Políticas se presenta una propuesta síntesis de las Políticas de crecimiento de la ciudad:

1.- Saturación:

a) del área consolidada de la ciudad, a partir de orientar las inversiones públicas, privadas y sociales de vivienda hacia la ocupación de la superficie disponible dentro del casco urbano.

b) de la periferia de la ciudad, orientando las inversiones públicas, privadas y sociales de vivienda hacia la ocupación de una reserva territorial creada a partir de los programas de regularización de la tenencia de la tierra.

2.- Crecimiento:

a) a corto plazo, en una franja inmediata a la periferia norte, que se extiende a lo largo del eje noroeste-sureste y que por su inmediatez a las zonas sujetas al Plan Parcial de Mejoramiento Urbano de la UCISV-VER, podrá dotarse de infraestructura

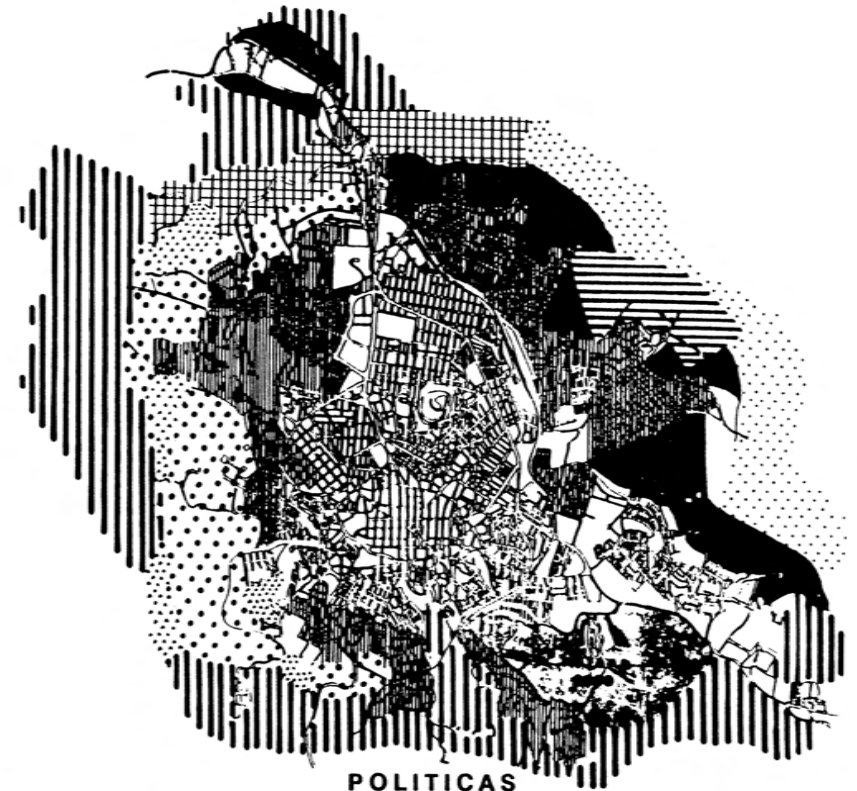
básica aprovechando las obras de cabecera construidas para la periferia.

b) a mediano plazo, en una franja al extremo noreste de Xalapa, coincidiendo con las áreas propuestas por el Plan de Desarrollo Urbano de Xalapa.

3.- Restricción al Crecimiento Combinado con Acciones de Protección y Mejoramiento del Entorno Natural:

- a) preservación de áreas productivas
- b) áreas forestales
- c) áreas sujetas a reforestación
- d) Cauces de ríos
- e) áreas de recarga de acuíferos
- f) Zonas de riesgo natural

PLANO 8



POLITICAS

1. SATURACION

- área consolidada
- ▨ periferia

2. CRECIMIENTO

- a corto plazo
- ▤ a mediano plazo

3. RESTRICCION AL CRECIMIENTO

PROTECCION Y MEJORAMIENTO

- ▩ preservación áreas productivas
- ▤ preservación medio ambiente
- ▨ a>área forestal
- ▤ b>reforestación
- ▤ c>ríos
- ▤ d>recarga acuífera
- ▤ e>zona de riesgo natural

A manera de Conclusión

Aquí está la propuesta, ahora el siguiente paso es la discusión y la negociación para poner en práctica las primeras acciones del Mejoramiento Integral de las colonias populares de la periferia de Xalapa.

PROTESTA CON PROPUESTA UCISV-VER

Xalapa Veracruz, 10 de abril de 1991

CUADRO 3

PROPUESTA GENERAL

| PROGRAMA | ACCIONES (unidades) | PLAZOS | |
|---|---|----------|----------|
| | | CORTO | MEDIANO |
| SUELO | | | |
| .Regularización de la tenencia de la tierra | 695 lotes | ████████ | |
| .Expedición en títulos de propiedad | 368 lotes | ████████ | |
| VIVIENDA | | | |
| .De mejoramiento | 178 viviendas | ████████ | |
| .De construcción de pic de casa | 436 viviendas | ████████ | ████████ |
| .Parque de materiales | 614 paquetes de material básico | ████████ | |
| EQUIPAMIENTO | | | |
| .Abasto | 4 Mercados sobre ruedas | ████████ | |
| | 5 Lechérías LICONSA | ████████ | |
| | 4 Tiendas CONASUPO | ████████ | |
| | 5 Tortillerías | ████████ | |
| | 4 Mercados | ████████ | |
| .Cultura y esparcimiento | 4 Centros sociales | | ████████ |
| | 4 Canchas deportivas | | ████████ |
| .Educación | 4 Guarderías/ jardín niños | | ████████ |
| | 4 Escuelas primarias | | ████████ |
| | 4 Centros de capacitación técnica/ escuela para adultos | | ████████ |
| .Salud | 4 Unidades domésticas de primer contacto | | ████████ |
| SERVICIOS | | | |
| .Transporte | Cobertura de rutas a las colonias | ████████ | |
| .Eliminación de desechos sólidos | Recolección de basura | ████████ | |
| | Construcción de sistemas de tratamiento de desechos (selección y reciclamiento) | ████████ | |

CUADRO 3

| PROGRAMA | ACCIONES (unidades) | PLAZOS | |
|-----------------------------|--|--------|---------|
| | | CORTO | MEDIANO |
| INFRAESTRUCTURA | | | |
| .Agua | Red de abastecimiento | ██████ | ██████ |
| | Sistema de tratamiento de aguas residuales | ██████ | |
| .Drenaje | Red de alcantarillado | ██████ | ██████ |
| .Energía eléctrica | Red de abastecimiento | ██████ | |
| MEDIO FISICO NATURAL | | | |
| | Conservación de áreas naturales | ██████ | ██████ |
| | Áreas verdes y reforestación | ██████ | ██████ |
| MOBILIARIO URBANO | | | |
| .Teléfonos públicos | 29 teléfonos | | ██████ |
| .Basureros de recolección | 21 basureros | ██████ | |
| .Buzones postales | 10 buzones | ██████ | |

HABITANTES POR COLONIA SEGUN PROMEDIO

| | PRIMERA UNIDAD | NAHUI OLLI | UNIDAD Y TRABAJO | MARIANO ESCOBEDO | TOTAL |
|---|----------------|------------|------------------|------------------|-------|
| PROMEDIO DE MIEMBROS POR FAMILIA | 3.7 | 5.0 | 4.3 | 4.3 | 4.3 |
| NUMERO DE LOTES HABITADOS | 103 | 245 | 100 | 106 | 614 |
| NUMERO DE HABITANTES | 381 | 1,125 | 430 | 455 | 2,491 |

UCISV - VER / CENVI : Encuesta Xalapa , noviembre de 1990.

PLANO 9



DIAGNOSTICO

CONSOLIDACION DE VIVIENDA

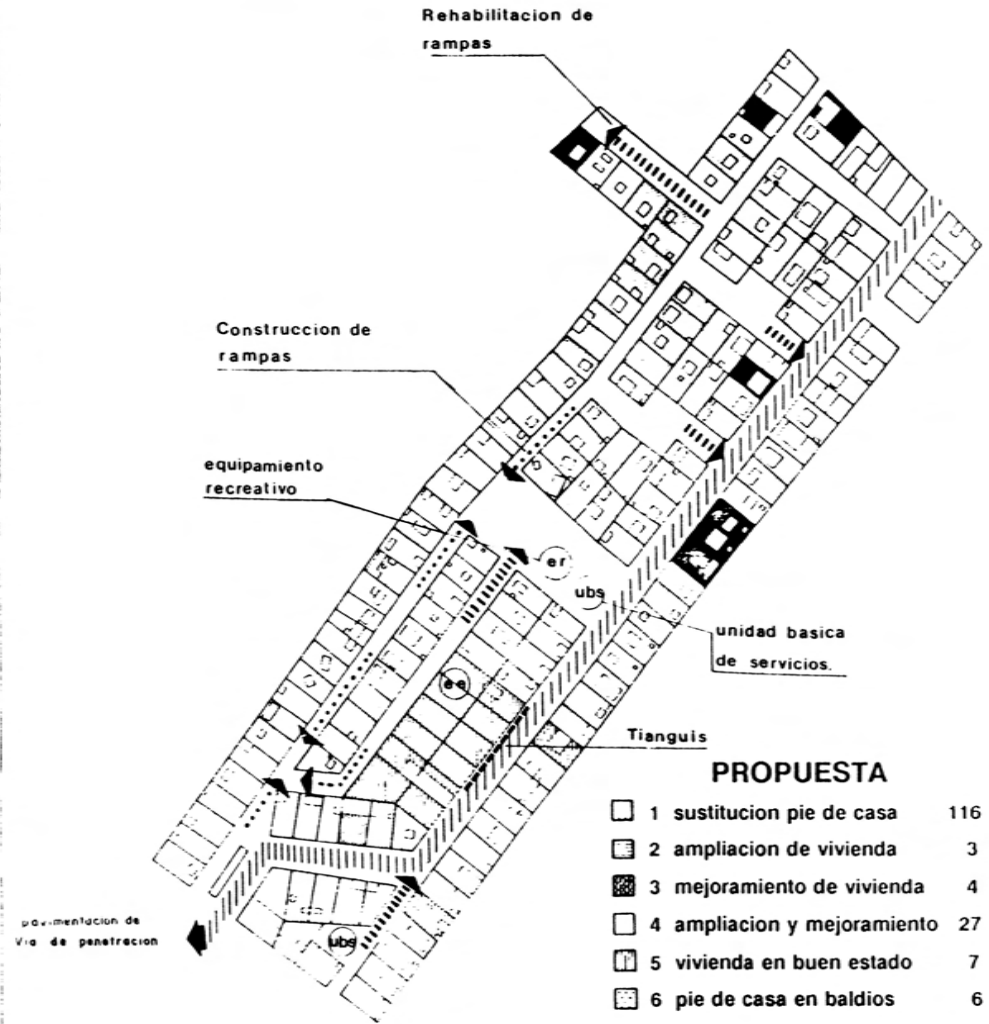
| | | |
|--|-----------------------------|-----|
| | vivienda consolidada | 11 |
| | vivienda a medio consolidar | 31 |
| | vivienda sin consolidar | 116 |

CALIDAD DE VIVIENDA

| | | |
|--|---------|----|
| | buena | 17 |
| | regular | 89 |
| | mala | 52 |

COLONIA PRIMERA UNIDAD

PLANO 10



PROPUESTA

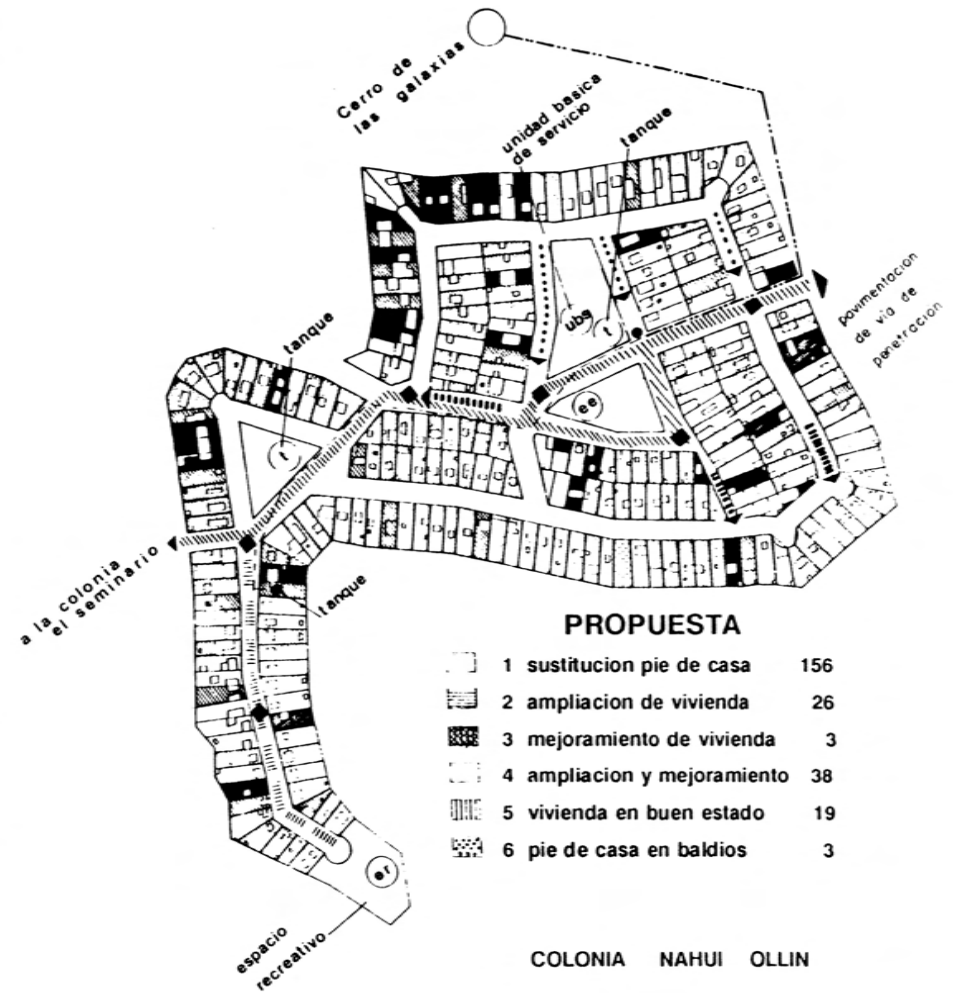
| | | |
|--|-----------------------------|-----|
| | 1 sustitucion pie de casa | 116 |
| | 2 ampliacion de vivienda | 3 |
| | 3 mejoramiento de vivienda | 4 |
| | 4 ampliacion y mejoramiento | 27 |
| | 5 vivienda en buen estado | 7 |
| | 6 pie de casa en baldios | 6 |

COLONIA PRIMERA UNIDAD

PLANO 11



PLANO 12

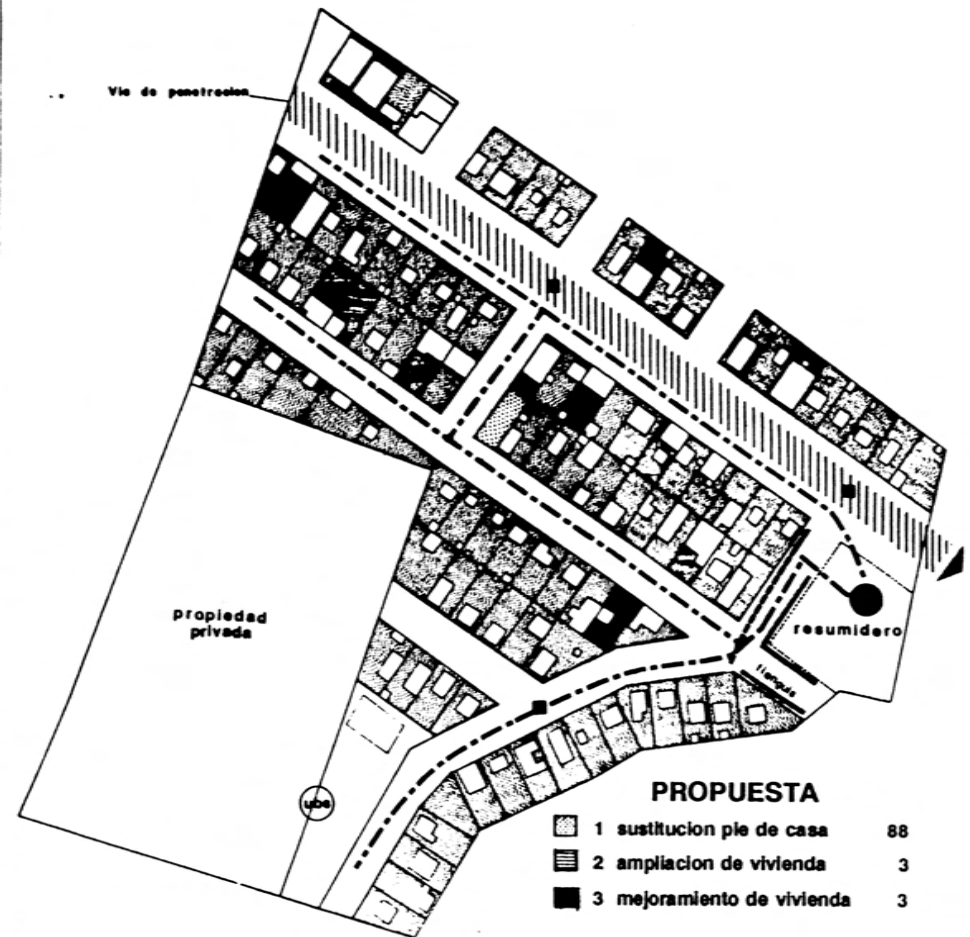


PLANO 13



COLONIA UNIDAD Y TRABAJO

PLANO 14



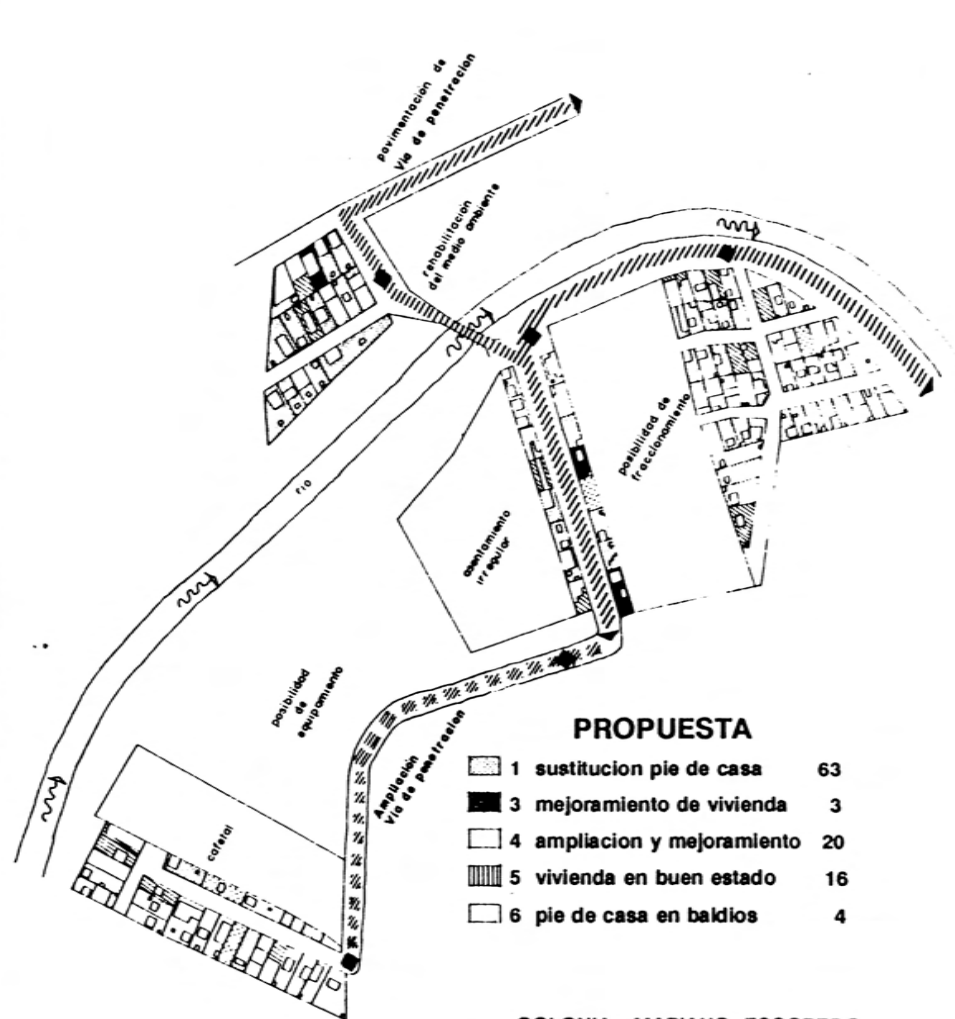
COLONIA UNIDAD Y TRABAJO

PLANO 15



COLONIA MARIANO ESCOBEDO

PLANO 16



COLONIA MARIANO ESCOBEDO