

**FRANCE-LAC PARTNERSHIP: LOCAL HOUSING STRATEGIES, A PATHWAY TO SUSTAINABLE,
CLIMATE-FRIENDLY AND INCLUSIVE CITIES**

RG-T3011

CERTIFICATION

I hereby certify that this operation was approved for financing under the **French Climate Fund for Latin America and the Caribbean (FRC)**, through a communication dated November 1, 2018 and signed by Nadine Schiavi (ORP/GCM) Also, I certify that resources from said fund are available for up to **US\$451,000** in order to finance the activities described and budgeted in this document. This certification reserves resource for the referenced project for a period of six (6) calendar months counted from the date of eligibility from the funding source. If the project is not approved by the IDB within that period, the reserve of resources will be cancelled, except in the case a new certification is granted. The commitment and disbursement of these resources shall be made only by the Bank in US dollars. The same currency shall be used to stipulate the remuneration and payments to consultants, except in the case of local consultants working in their own borrowing member country who shall have their remuneration defined and paid in the currency of such country. No resources of the Fund shall be made available to cover amounts greater than the amount certified herein above for the implementation of this operation. Amounts greater than the certified amount may arise from commitments on contracts denominated in a currency other than the Fund currency, resulting in currency exchange rate differences, representing a risk that will not be absorbed by the Fund.

Certified by:

Original Version Signed

03/07/2019

Sonia M. Rivera
Chief

Date

Grants and Co-Financing Management Unit
ORP/GCM

Approved by:

Original Version Signed

03/08/2019

Tatiana Gallego Lizon
Jefe de División

Date

División de Viviendas y Desarrollo Urbano
CSD/HUD

Technical Cooperation Document

I. Basic Information for Technical Cooperation (TC)

▪ Country/Region:	Regional
▪ TC Name:	France-LAC partnership: Local housing strategies, a pathway to sustainable, climate-friendly and inclusive cities.
▪ TC Number:	RG-T3011
▪ Team Leader/Members:	Andres Guillermo Blanco Blanco, Team Leader; Clementine Claire Dominique Tribouillard, Alternate Team Leader; Jason Anthony Hobbs; Alejandro Lopez-Lamia; Federica Volpe; Hyuna Lee; Isidora Larraín; Sarah Benton; Jessica Guzman; and Dianela Avila (CSD/HUD); Benoit Jean Marie Lefevre (CSD/CCS); and Cristina Marzo (LEG/SGO).
▪ Taxonomy:	Client Support
▪ Date of TC Abstract authorization:	November 6 th 2018
▪ Beneficiary:	Brasil (Sao Paulo, Manaus), México (México City), Argentina (Buenos Aires)
▪ Executing Agency and contact name	Inter-American Development Bank
▪ Donors providing funding:	French Climate Fund for Latin America and the Caribbean (FRC)
▪ IDB Funding Requested:	US\$451,000
▪ Local counterpart funding, if any:	N/A
▪ Disbursement period:	24 months (including execution period)
▪ Required start date:	April 1, 2019
▪ Types of consultants:	Firm and Individuals
▪ Prepared by Unit:	Housing & Urban Development Division (CSD/HUD)
▪ Unit of Disbursement Responsibility:	Climate Change and Sustainable Development Sector (CSD)
▪ TC Included in Country Strategy:	No
▪ TC included in CPD:	No
▪ Alignment to the Update to the Institutional Strategy 2010-2020:	Social inclusion and equality; Productivity and innovation; Institutional capacity and rule of law; climate change and Environmental sustainability

II. Objective and Justification of the TC

- 2.1 The objective of this TC is to define strategies and innovative solutions to promote housing supply in central urban areas as innovative and catalytic action to mitigate climate change by fostering low-carbon and inclusive cities. The focus is on supporting local authorities to implement local housing policies integrated with other local policies such as transport and land use, and to design affordable housing projects in densification and regeneration areas. By studying and learning from the French model, we want to propose instruments to encourage repopulation of urban centers and foster socially and functionally mixed areas with a view of building compact cities, taking advantage of the existing infrastructure and housing stock while controlling urban sprawl and reducing Green House Emissions (GHG) emissions. By densifying cities in mixed use area, the TC will support local

implementation of the urban component in Nationally Determined Contribution (NDC) to the Climate Paris Agreement.

- 2.2 Almost three quarters of global GHG emissions are emitted on urban territories. Urban form and urban spatial organization can have a wide variety of implications for a city's greenhouse gas emissions. The spatial distribution of economic activities in urban areas indeed determines transportation and housing needs, which are considered as key determinants of energy consumption and GHG emissions (Glaeser & Kahn, 2010). The high concentrations of people and economic activities in urban areas can lead to 'economies' of scale, proximity and agglomeration that can have a positive impact on energy use and associated emissions; whilst the proximity of homes, services and businesses can encourage walking, cycling and the use of mass transport in place of private motor vehicles (Satterthwaite 1999). Some researchers suggest that each doubling of average neighborhood density is associated with a decrease in per-household vehicle use of 20-40%, with a corresponding decline in emissions (Gottdiener and Budd 2005). The distribution of houses and their design is therefore a critical factor regarding urban pattern and its related GHG emissions. In this context, local authorities can play a major role fostering the production of affordable housing within the existing consolidated urban fabric, ensuring accessibility and addressing both climate change and social inclusion.
- 2.3 Urbanization in the Latin-American and the Caribbean (LAC) region has been very rapid and predominantly unplanned resulting in significant urban sprawl¹ with major environmental, social and economic consequences. Simultaneously, LAC cities have suffered a steady population decline in their central and historic areas. For example, in Mexico City, the population in the city center halved over six decades² and the housing vacancy rate reached 10%³, while during the last 30 years, urban land area in Mexico has expanded six-fold⁴ for an urban population that has just doubled. In Sao Paulo city center, at least 160 abandoned and deteriorated buildings have been identified (60 public owned and 100 privately owned). Coupled with this, the incapacity of LAC cities to respond effectively to the growing needs for dwellings, urbanized land, and services translated into persistent urban informality, inadequate housing conditions⁵, fragmented areas and degradation of the habitat. LAC cities recognize the need to reverse this tendency in order to achieve a more sustainable and low-carbon development⁶.
- 2.4 Despite this pressing need, questions remain how to effectively achieve this goal. There are interesting examples of international best practices of repopulation and densification of city centers. In this regard, there is a strong interest in LAC countries

¹ The annual rate of territorial expansion in LAC (4%) is double the population growth rate (1,9%) (Angel, 2014).

² *Programa Parcial de Desarrollo Urbano del Centro Histórico*.

³ Organisation for Economic Co-operation and Development Urban Policy Reviews (OECD) Urban Policy Reviews: Mexico 2015 Transforming Urban Policy and Housing Finance: Transforming Urban Policy and Housing Finance.

⁴ Secretaría de Desarrollo Social (SEDESOL).

⁵ One of the major challenges for LAC is the lack of proper housing – 32% of total households in 2009, in which 26% (approximately 34 million homes) corresponds to qualitative deficit (Blanco, Moreno, Vetter 2016). In addition, it has been estimated that solving this deficit would cost over US\$310 billion or almost 8% of the regional Gross Domestic Product (IDB, 2012) and governments in LAC, already facing serious fiscal constraints, cannot solve the housing problem alone.

⁶ See the Paris Agreement, the global agreement on the reduction of climate change, reached during the 2015 United Nations Climate Change Conference, COP 21.

for the French experience of urbanization and production of housing. France indeed combines comprehensive national housing and urban renewal policies with integrated local policies, strong planning instruments and operational actors (such as semi-public or private companies) at local level. Even if not at the same pace and scale, French cities have faced similar challenges to LAC cities such as urban sprawl, city center decline, social fragmentation and the need to produce affordable housing. In this context, some cities such as Paris, Bordeaux, Lyon, Lille have significant and innovative experiences to share on city-center revitalization, urban regeneration and housing production within the urban fabric, combining integrated planning, local housing policies, urbanization and land instruments, urban developers and housing institutions as well as public-private urbanization schemes. These cities have also clearly integrated their local housing policy as a key component of their climate change strategy and are using urban renewal projects as experimental laboratories for their Climate Plan⁷. Looking at the experience of France, and understanding the instruments, strategies, institutions, this TC aims at supporting LAC cities in building a business model to rehabilitate and repopulate city centers, improve the existing real estate stock and promote housing supply with the involvement of the private sector.

- 2.5 The TC is consistent with the Update to the Institutional Strategy (UIS) 2010-2020 (AB-3008) and is aligned with the development challenges: (i) Social Inclusion and Equality by fostering more sustainable and inclusive urban development; and (ii) Productivity and Innovation by building compact cities while reducing GHG. The TC is also aligned with the cross-cutting themes of: (i) Climate Change and environmental sustainability, since the housing solutions will be developed under urban redevelopment and densification strategies focused on the regeneration of existing habitat units in state of decay that will contribute to low carbon development; and (ii) Institutions and Rule of Law by envisioning the implementation of knowledge and dissemination activities to provide capacity building for the city authorities involved in the project. Additionally, the TC contributes to the Corporate Results Framework 2016-2019 - CRF (GN-2727-6) by allowing the reduction of land consumption associated with urbanization, boosting the sustainable development of cities and communities and strengthening their climate change adaptation and resilience capacities, also included in IDB Integrated Strategy for Climate Change Adaptation and Mitigation, and Sustainable and Renewable Energy (GN-2609-1) and Climate Change Sector Framework Document (GN-2835-8). The TC is also consistent with the Urban Development and Housing Sector Framework (GN-2732-6) by promoting more equitable and productive societies and sustainable urbanization patterns, as well as improving access to adequate housing.

III. Description of activities/Components and Budget

- 3.1 The TC program gather four LAC cities in creating an operational model that fosters affordable housing in city-center regeneration projects and therefore a more climate-friendly urban development model. Several countries have already demonstrated

⁷ At present, 10% of the territory is undergoing urban renewal. These 10 km² of space are experimental laboratories for the Paris Climate Plan, as they enable the testing of innovations in renewable energy, energy efficiency and the natural cooling of neighborhoods. Paris Climate Action Plan, Towards a Carbon neutral city and 100% renewable energy.

interest and approached the IDB to request support. The target cities for the TC are São Paulo and Manaus⁸ (Brazil), Mexico City⁹ (Mexico) and Buenos Aires¹⁰ (Argentina). Despite these countries have struggled to provide affordable housing in both quantity and quality, they present institutional and legal framework to support housing policy, including social rental housing policy to relieve the housing shortage and to provide decent housing for low-income families.

- 3.2 Furthermore, they have been selected because of its potential on the implementation of pilot projects; demonstrated government authorities collaboration; interest for the French experience and based on a set of criteria of the area of intervention, such as low density but with potential for densification (i.e. already existing infrastructure of networks, of basic services); existing real estate availability in the densification area; vacant housing; identified target population; etc. Even though their economies are among the strongest in the LAC region, Brazil, Argentina and Mexico still have serious housing problems and present a favorable context to explore concrete innovative solutions that may have strong impact on urban pattern and could be replicated in the region. The TC program will have four main components:
- 3.3 **Component I. Diagnosis of LAC cases (US\$100,000).** This diagnostic study aims to analyze the environment and challenges of the cases of four LAC cities (Sao Paulo, Manaus, Mexico City and Buenos Aires) highlighting the current situation, opportunities, deficits, in order to carry out a program of urban regeneration and densification of city centers based on affordable housing. It will consider the national structure and how it articulates with the local level. Moreover, for each case, at least three areas for urban regeneration programs will be identified and studied in

⁸ The Bank is preparing a loan operation for Manaus – PROURBIS II BR-L1431 – which has a component dedicated to the revitalization and densification of Manaus historic center that is considering fostering a more sustainable urban pattern for the city. In this regard, the housing pilot operation to be financed with this TC will be instrumental in supporting new dynamics and business models for the repopulation of Manaus' city center, mobilizing experience from French Cities

⁹ The support to Mexico City will be articulated with and complementary to the (RG-T2895; ATN/OC-15983-RG) Strategic Partnership with C40 and GIZ for the establishment of the LAC Major Cities Finance Facility for Sustainable Infrastructure and Transport Oriented Development (TOD) models in Areas of Action with Development Potential. Mexico City is in the process of updating the General Urban Development Program, which, among other aspects, establishes Areas of Action with Development Potential. These are areas that, due to location, access to public transportation, basic services and loss of population in recent decades, are considered apt to receive housing units and jobs that the City will demand in the next 20 years. The activities of this TC will consider the recommendations of the RG-T2895; ATN/OC-15983-RG and complement them with the housing strategies resulting from the cooperation with Paris. Additionally, the TC will be a complementary work in Mexico from the Housing and Urban Development Division (HUD) to foster a more compact and sustainable urban development. This work has been supported by mean of the implementation of the General Law on Human Settlements, Land-use Management, and Urban Development (LGAHOTDU) which lay the foundations for the strengthening of a new territorial and urban development model that is comprehensive, inclusive, resilient, and sustainable through the following operation: ME-L1266, 4535/OC-ME; ME-T1356, ATN/OC 16447 ME; and ME-T1357, ATN/JF-16577-ME.

¹⁰ In the case of Buenos Aires, this TC would also complement HUD's portfolio in the country by supporting the work in operations such as: AR-X1004 CCLIP Neighborhood Improvement Programs (PROMEBA), 2499/OC-AR Development Program for Metropolitan Areas Outside the Capital (DAMI), as well as AR-L1260; 4303/OC-AR Urban Integration and Social and Educational Inclusion in the Autonomous City of Buenos Aires. Likewise, the operation AR-L1260 includes an integral intervention in the Barrio 31, the oldest and largest informal settlement (villa) in the Ciudad Autónoma de Buenos Aires, that comprises increasing the allocation of public spaces, basic infrastructure, community equipment, the improvement of housing in 74 existing blocks and 15 blocks of new housing, and the transformation of a highway that divides the neighborhood into a linear park, among other interventions aiming at integrating the neighborhood into the city.

detail. The diagnosis will also highlight existing valuable experiences of those cities in terms of urban center regeneration, as well as challenges they may have faced.

- 3.4 **Component II. Review of French best practices (US\$75,000).** Based on the diagnosis of LAC cases, a compilation of successful experiences of French low-carbon and resilient local housing policies and projects, rehabilitation of underused building stock and affordable housing supply in city-center revitalization strategies potentially relevant for LAC cities will be made to identify key actors, institutions, legislative and institutional frameworks, planning and operational instruments that enable this type of urban regeneration, as well as the modalities of Public-Private governance schemes for the development and provision of housing solutions. The review will also highlight how French cities are using their local housing and urban planning policies to reach the commitments of their climate change strategies and in this regard, it will present the lessons learned from experiences such as eco-neighborhoods and low-carbon development Designated Development Zones. The French housing experience combines national housing and urban renewal policies with integrated local policies, strong planning tools and operational actors (such as semi-public or private companies) at the local level. It will be taken into consideration as one of the best practices, the planning exercises and the incentive for NDCs to be adopted at the local level in order to have vertical alignment (national-local) and coherent measures for climate change.
- 3.5 Even if not at the same pace and scale, French cities have faced similar challenges to LAC cities such as urban sprawl, city center decline, social fragmentation and the need to produce affordable housing. In this context, cities such as Paris, Bordeaux, and Lille have significant and innovative experiences to share on city-center revitalization, urban regeneration and housing production within the urban fabric, combining integrated planning, local housing policies, urbanization and land instruments, urban developers and housing institutions as well as Public-Private urbanization schemes. These cities have also clearly integrated their local housing policy as a key component of their climate change strategy and are using urban renewal projects as experimental laboratories for their Climate Plan.
- 3.6 The final product will be: (i) a matrix that highlights institutional and governance structures, planning instruments, management practices, instruments of land use, financing schemes, private sector roles and participatory mechanisms for urban regeneration as well as; (ii) a detailed proposal of technical cooperation program for component III. This component will also include a study tour to French cities that will be mobilized in city to city cooperation during the TC implementation (among Paris, Lille, Lyon and Bordeaux) as they have successfully carried out rehabilitation programs centered on local housing policies. This study tour will allow to showcase successful public as well as private French expertise.
- 3.7 **Component III. Pilot Project Design (US\$235,000).** This component consists in the prototypes design and implementation plan of low-carbon and resilient housing pilot projects in central urban areas of each of the four cities. The pilot design will include an urbanistic, architectural, governance and financial proposal as well as an implementation plan. The Pilot Project aims at being innovative, replicable and catalyst of a new integrated and climate-friendly local housing policy. The design of pilot projects will build up on the experience from French cities that designed their local housing and urban planning strategies as instrumental policies for the implementation of their climate change strategy. Stimulating housing supply and

demand in central areas will promote urban densification, intensive use of well-served urban zones with all necessary infrastructures and foster compact cities.

- 3.8 The design of the Pilot Project will indeed allow aligning housing construction policies with the climate agenda thus allowing a reduction in emissions derived from housing and transport, contributing to the achievement of the NDCs. The expertise that will be hired for this component will combine both public (mainly from French cities and their satellites such as Urban Planning Agencies and semi-public local companies) and private expertise. Given the activities under this component a specific knowledge and experience in the institutional, legal framework of financial schemes associated with urban development is required, therefore, hiring the Urban Agencies linked to each of the French cities involved in this program based on a Single Source Bases. The city to city technical cooperation is key to foster significant changes in local policies and urban development patterns, thanks to peer-to-peer operational dialogue and the adequately combined private expertise. The Bank will work with the French cities counterparts to organize a study tour in Paris, Lille, and Bordeaux. During the study tour, local authorities from LAC will visit the sites and learn firsthand from French housing authorities about housing strategies, successfully adopted at the local level. The resources in this component will be used to cover the expenses for the participants from LAC cities.
- 3.9 **Component IV. Knowledge dissemination workshop (US\$41,000).** This component will cover the operational and administrative expenses of the knowledge dissemination workshop. Further, sharing this innovative experience will bring a broader impact on fostering more sustainable urban development in LAC cities. In particular, the knowledge component will showcase the impact that densification of urban containment perimeters has on the reduction of GHG emissions, based on an evaluation model that will allow to estimate the impact on GHG reduction of the Pilot Projects.
- 3.10 **Budget.** The total Project cost is estimated at US\$451,000 to be financed through the French Climate Fund for Latin America and the Caribbean (FRC). There is not expected a local counterpart contribution.

Indicative Budget (US\$)

Activity/Component	IDB Funding	Total Funding
I. Diagnosis of LAC case studies (expertise)	100,000	100,000
II. Review of French best practices (expertise and study tour*)	75,000	75,000
III. Design pilot programs (expertise)	235,000	235,000
IV. Knowledge dissemination workshop	41,000	41,000
Total	451,000	451,000
*of which - cost of study tour - (40,000)		

IV. Executing Agency and Execution Structure

- 4.1 Due to the substantial experience of the Bank in providing institutional capacity in technical assistance and knowledge to cities to execute the activities timely and in order to ensure effective coordination among the different actors (countries and institutions in LAC), harmonize the work of local and international consultants,

safeguard the timely delivery of the products, and promote their dissemination to potential new customers, the participants countries have requested to the Bank to be the executing agency. Particularly, the Housing and Urban Development Division (CSD/HUD) is specialized in the areas of housing, urban planning, and sustainability and it will be responsible unit for the technical supervision and administration of this TC.

- 4.2 The Bank will contract individual consultants in accordance with the guidelines set out in the AM-650. The procurement process for consulting firms of intellectual nature follows the Bank's Policy for the Selection and Contracting of Consulting Firms for Bank-executed Operational Work (GN-2765-1) and related Operational Guidelines (OP-1155-4). Non-consulting services will be in accordance with Bank's current procurement policies and procedures. Specifically, for contracting of logistic services, such as, the organization of the dissemination workshop under Component IV. This will be done in accordance with the IDB Corporate Procurement Policy (GN-2303-20).
- 4.3 Given the focus on sharing experiences from France, the TC will mobilize actors from the French ecosystem, mainly from cities and their satellites organizations combined with private expertise,¹¹ and existing collaborations, such as the one sanctioned with Paris by the Memorandum of Understanding (MoU). The TC program will rely on the partnership of the *Agence Française de Développement* (AFD) and the IDB. Indeed, it will contribute to the joint cities and climate change agenda that these organizations are implementing by supporting local policies with strong impact on climate change (cf. vertical integration of NDCs and local implementation of the Paris Agreement). Moreover, in the case of Manaus, the TC will accompany a joint AFD-IDB loan operation in preparation (BR-L1431 Manaus PROURBIS II) to support the rehabilitation and densification of its city center. Additionally, the TC program will also rely on partnership agreements that the Bank has with the City of Paris and *Mouvement des Entreprises de France Paris* (MEDEF) Sustainable cities task force. Additionally, the Bank will ensure coordination and efficient flow of information due to solid dialogue and established relation with national as well as local authorities in the four cities and between partnered LAC-France cities. The initial study tour in France will also ensure the establishment of a network among the different stakeholders involved in this project.
- 4.4 Prior to the initiation of any project activities in any of the beneficiary countries, the project team will obtain a non-objection letter from the corresponding official entity in each country and city.

V. Major Issues

- 5.1 LAC countries and France have different context, social and economic dynamics, culture, and institutional systems. Therefore, the challenges to adapt the French experiences to LAC countries will be addressed through an interactive and consultative process during the different phases of the program and particularly in the Pilot Project Design. To surpass possible obstacles in the implementation of the TC in LAC cities, these have been selected based on their: (i) government authorities' interest; (ii) technical capacities; and (iii) expressed commitment for

¹¹ The expertise may be structured either by a local Urban Planning Agency (*Agence d'Urbanisme*) that will also include private companies in its offer or directly by the private sector, depending on the context and specific needs of LAC cities.

cooperation with France. Another possible issue is, if local authorities change, the implementation of this TC might affect the communication among the actors. In this case, to ensure the sustainability of the operation, the bank will maintain a constant dialogue among the different actors.

VI. Exceptions to Bank Policy

- 6.1 No exceptions to Bank policy have been identified.

VII. Environmental and Social Strategy

- 7.1 This TC has been classified as Category “C” according to the [Environment and Safeguards Filters](#) and the [Safeguards Policy Screening](#). Given the nature of this TC, negative environmental and social impacts are not foreseen. On the contrary, it is expected to have a positive impact on sustainable and low-carbon urban development as well as on social inclusion.

Required Annexes:

- [Annex I: Request from the clients; Brazil; Mexico; Argentina](#)
- [Annex II: Results Matrix](#)
- [Annex III: Terms of Reference for components to be procured](#)
- [Annex IV: Procurement Plan](#)

Ofício n.º 1003/2018 – GPRES/IMPLURB (PRES)

Manaus, 23 de julho de 2018.

A Sua Senhoria o Senhor

Hugo Florez Timoran

Representante do Banco Interamericano de Desenvolvimento no Brasil

Assunto: Não Objeção aos Projetos de Cooperação Técnica em Questões de Habitação e Desenvolvimento Urbano

Prezador Senhor,

1. O Instituto Municipal de Planejamento Urbano – **IMPLURB**, por intermédio do Diretor - Presidente Sr. Cláudio Guenka, solicita respeitosamente o seu apoio para realizar as medidas necessárias para que o BID aloque recursos de cooperação técnica não reembolsáveis.
2. Tenho o prazer de enviar esta nota de não objeção à participação do Município de Manaus para o Banco Interamericano de Desenvolvimento prestar assistência técnica através da execução das suas atividades, cujo objetivo é promover intervenções a nível local em habitação com base em lições aprendidas com as experiências da França.
3. Entendemos que o Banco Interamericano de Desenvolvimento é o executor destas cooperações técnicas e que também acompanhará a equipe do Município de Manaus, fornecendo o conhecimento técnico pertinente.
4. Colocando-nos à disposição para qualquer informação ou esclarecimento que se fizer necessário, através do fone: (92) 3625-5476 – Gabinete da Presidência.

Atenciosamente,



CLÁUDIO GUENKA
DIRETOR - PRESIDENTE
IMPLURB

Ofício n.º 1004/2018 – GPRES/IMPLURB (PRES)

Manaus, 23 de julho de 2018.

A Sua Senhoria o Senhor

Andrés Guillermo Blanco Blanco

Especialista em Desenvolvimento Urbano e Moradia do Banco Interamericano de Desenvolvimento.

Assunto: Interesse para Projetos de Cooperação Técnica em Questões de Habitação e Desenvolvimento Urbano.

Prezador Senhor,

1. O Instituto Municipal de Planejamento Urbano – **IMPLURB**, por intermédio do Diretor - Presidente Sr. Cláudio Guenka, notifica o interesse em receber assistência técnica do Banco Interamericano de Desenvolvimento, para promover intervenções em nível local em habitação com base em lições aprendidas com as experiências da França no projeto intitulado “Parceria França-ALC: Estratégias locais de habitação, um caminho para cidades sustentáveis, climate friendly e inclusivas” (RG-T3011).
2. Colocando-nos à disposição para qualquer informação ou esclarecimento que se fizer necessário, através do fone: (92) 3625-5476 – Gabinete da Presidência.

Atenciosamente,



CLAUDIO GUENKA
DIRETOR - PRESIDENTE
IMPLURB



SAF Sul Quadra 02, Lote 2, Bloco B- 4º Andar,
Ed. Via Office, 70070-600 - Brasília - DF - Brasil

Brasília, 11 de abril de 2018.

Ofício n.º 328/2018/CGCMULT-ABC

Ao Senhor
HUGO FLÓREZ TIMORÁN
Representante do BID no Brasil
Banco Interamericano de Desenvolvimento (BID)
Setor de Embaixadas Norte, Quadra 802
Conjunto F, Lote 39 - Asa Norte. CEP 70800-400.
Brasília - DF

Assunto: Secretaria Municipal de Habitação de São Paulo. Projeto de Cooperação Técnica RG-T3011 - "Parceria França-ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas".

Senhor Representante,

Faço referência à minuta de projeto de cooperação técnica de identificação RG-T3011 - "Parceria França-ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas", encaminhada à Agência Brasileira de Cooperação (ABC) do Ministério das Relações Exteriores (MRE) pela Secretaria Municipal de Habitação (SMH) da Prefeitura do Município de São Paulo (PMSP), com vistas a ser implementado ao amparo da cooperação técnica Brasil - Banco Interamericano de Desenvolvimento (BID).

2. Após análise da área técnica, a ABC-MRE manifesta a sua não objeção à proposta de participação da SMH-PMSP no projeto em apreço, já tendo informado o que precede àquela Secretaria.

Atenciosamente,


João Almino
Embaixador

Diretor da Agência Brasileira de Cooperação
Ministério das Relações Exteriores



PREFEITURA DO MUNICÍPIO DE SÃO PAULO
SECRETARIA MUNICIPAL DE HABITAÇÃO

São Paulo, 10 de abril 2018

Para: Andrés Guillermo Blanco Blanco - Especialista em Desenvolvimento Urbano e Habitação do Banco Interamericano de Desenvolvimento

Referência: projetos de cooperação técnica em questões de habitação e desenvolvimento urbano

Assunto: Interesse para projetos em referência.

Pela presente e, na qualidade de Secretário Municipal de Habitação da Prefeitura de São Paulo, manifesto nosso interesse em participar da Cooperação Técnica e assim receber assistência técnica do Banco Interamericano de Desenvolvimento para promover estudos acerca de programas e ações em nível local de habitação de interesse social com base em lições aprendidas com as experiências da França e Coreia do Sul nos projetos intitulados "Soluções Habitacionais Locais e Participação do Setor Privado: Experiência da Coreia do Sul em Cidades Latino-Americanas" (RG-T3059) e "Parceria França-ALC: Estratégias locais de habitação, um caminho para cidades sustentáveis, *"climate friendly"* e inclusivas" (RG-T3011), com ênfase nos seguintes temas: novas formas de financiamento incluindo as PPP; formas de incentivar o repovoamento de centros urbanos; diversificação de formas de atendimento habitacional incluindo a locação social.

Atenciosamente

FERNANDO CHUCRE

Secretário Municipal de Habitação

Ofício n.º 1083/2018 – GPRES/IMPLURB (PRES)

Manaus, 1 de agosto de 2018.

A Sua Senhoria o Senhor

João Almino

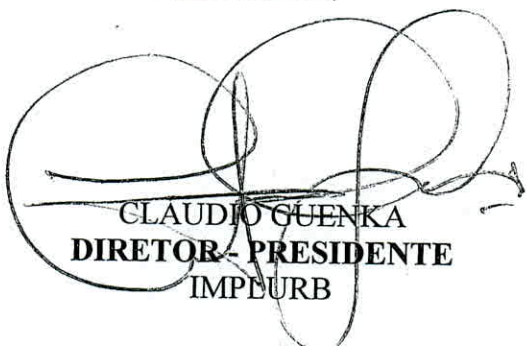
Diretor da Agência Brasileira de Cooperação – Ministério das Relações Exteriores

Assunto: Participação da Prefeitura de Manaus na Cooperação Técnica de Identificação RG – T3011- “Parcerias França – ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas”

Prezado Senhor,

1. O Instituto Municipal de Planejamento Urbano – **IMPLURB**, por intermédio do Diretor - Presidente Sr. Cláudio Guenka, vem solicitar a não objeção à participação da Prefeitura de Manaus na Cooperação Técnica de Identificação RG – T3011- “Parcerias França – ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas”, com vistas a ser implementado ao amparo da cooperação técnica Brasil – Banco Interamericano de Desenvolvimento (BID).
2. Colocando-nos à disposição para qualquer informação ou esclarecimento que se fizer necessário, através do fone: (92) 3625-5476 – Gabinete da Presidência.

Atenciosamente,



CLAUDIO GUENKA
DIRETOR - PRESIDENTE
IMPLURB



Brasília, 08 de agosto de 2018.

Ofício n.º 430 /2018/CGCMULT-ABC

Ao Senhor

CLÁUDIO GUENKA

Diretor-Presidente

Instituto Municipal de Planejamento Urbano – IMPLURB

Avenida Brasil, 2971 – Compensa. CEP 69036-110.

Manaus – AM


Assunto: BID. Projeto de Cooperação Técnica RG-T3011 – “Parceria França-ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas”.

Senhor Diretor-Presidente,

Faço referência à minuta de projeto de cooperação técnica de designação RG-T3011 – “Parceria França-ALC: Estratégias Locais de Habitação, um Caminho para Cidades Sustentáveis e Socialmente Inclusivas”, encaminhada à Agência Brasileira de Cooperação (ABC) do Ministério das Relações Exteriores (MRE) pelo Instituto Municipal de Planejamento Urbano (IMPLURB) da Prefeitura de Manaus com vistas a ser implementado ao amparo da cooperação técnica Brasil – Banco Interamericano de Desenvolvimento (BID).

2. Sobre o assunto, após análise pela área técnica desta Agência, a ABC-MRE informa não ter óbice à implementação do referido projeto, devendo comunicar o que precede à representação do BID.

Atenciosamente,


p/ João Almino
Embaixador

Diretor da Agência Brasileira de Cooperação
Ministério das Relações Exteriores

PRESD. / IMPLURB	
Recebido em	28.08.18
Hora:	13:19
Assinatura:	

SHCP

SECRETARÍA DE HACIENDA
Y CRÉDITO PÚBLICO



Subsecretaría de Hacienda y Crédito Público
Unidad de Asuntos Internacionales de Hacienda

"2017, Año del Centenario de la Promulgación de la Constitución
Política de los Estados Unidos Mexicanos"

Oficio No. 347.- 351

Ciudad de México, a 7 de julio de 2017

SRA. GINA MONTIEL
GERENTE DEL DEPARTAMENTO DE CENTROAMÉRICA
MÉXICO, PANAMÁ Y REPÚBLICA DOMINICANA
BANCO INTERAMERICANO DE DESARROLLO
WASHINGTON D.C.

Por medio del presente me permito hacer de su conocimiento que la Secretaría de Desarrollo Urbano y Vivienda (SEDUVI) ha manifestado a esta Unidad su interés de recibir el apoyo del Banco Interamericano de Desarrollo (BID) para destinar recursos no reembolsables de la cooperación técnica regional "RG-T2895: Alianza con C40 y GIZ para el Establecimiento del Financiamiento de las Ciudades Principales de LAC" y "RG-T3011: Alianza entre Francia y ALC. Estrategias locales de vivienda para ciudades sostenibles, incluyentes y resilientes".

Estas cooperaciones técnicas apoyarán a la SEDUVI a desarrollar un proyecto de Desarrollo Orientado al Transporte vinculado al Corredor Cero Emisiones, en el Eje 8 Sur, cuyo objetivo es promover el desarrollo urbano en zonas dotadas de infraestructura y servicios que se encuentren conectadas a los sistemas de Transporte Público Masivo.

En virtud de lo anterior me permito solicitar se realicen las gestiones conducentes para que la SEDUVI se beneficie de dicha cooperación técnica.

Sin otro particular, aprovecho la ocasión para enviarle un cordial saludo.

ATENTAMENTE,
EL TITULAR


CARLOS MÁRQUEZ PADILLA CASAR

DTP/GAG

C.C.P.- URB. LUIS R. ZAMORANO RUIZ.- DIRECTOR GENERAL DE DESARROLLO URBANO. SEDUVI.
LIC. BERNARDO ALDANA FERNANDEZ.- COORDINADOR GENERAL DE DESARROLLO Y ADMINISTRACIÓN URBANA. SEDUVI.
DR. ANDRÉS G. BLANCO B.- ESPECIALISTA SENIOR. BID.
URB. MARTHA PÉREZ CONTRERAS.- DIRECTORA DE PLANEACIÓN Y DESARROLLO URBANO. SEDUVI.
DRA. EN URB. BLANCA AURORA HERNÁNDEZ QUIROZ.- SUBDIRECTORA DE PLANEACIÓN Y DESARROLLO URBANO. SEDUVI.



Nº	11/02/19
Para acción de	EA
Copia informativa	

GOBIERNO DE LA CIUDAD DE BUENOS AIRES

Buenos Aires, 6 de febrero de 2019

Para: Andrés Blanco
Especialista Sector Líder en Desarrollo Urbano y Vivienda del Banco
Interamericano de Desarrollo

Referencia: Proyectos de Cooperación Técnica en temas de vivienda y desarrollo urbano

Asunto: Interés para los proyectos de la referencia.

Tengo el agrado de dirigirme a Ud. en mi carácter de Ministro de Desarrollo Urbano y Transporte del Gobierno de la Ciudad Autónoma de Buenos Aires, para hacerle llegar nuestro gran interés de recibir asistencia técnica del Banco Interamericano de Desarrollo en materia de vivienda con base en las lecciones aprendidas de Francia, a través de la participación en la Cooperación Técnica Regional "Alianza entre Francia y ALC: Estrategias locales de vivienda para ciudades sostenibles, incluyentes y resilientes" (RG-T3011).

El interés de este Ministerio en formar parte de esta cooperación se sustenta en el objetivo de llevar adelante el Plan Maestro para la reconversión y ampliación de usos Puerto sur – Isla Demarchi.

La transformación del antiguo Puerto parte de la necesidad de reconvertir una zona que desde hace varios años no cuenta con movimientos de operaciones de escala y con la oportunidad del traslado del actual puerto de pasajeros ubicado en Dique 0 a una nueva área de actividades. Un plan para el sector permite imaginar la posibilidad de un nuevo proyecto del borde para este amplio sector de la ciudad, incorporado al desarrollo integral de la zona sur como una nueva pieza estructurante del sistema urbano y paisajístico del sector, con el área central, Puerto Madero, el barrio de la Boca y el barrio histórico de Buenos Aires.

Saludos atentos,

Lic. Franco Moccia
Ministro

Ministerio de desarrollo Urbano y Transporte
Gobierno de la Ciudad Autónoma de Buenos Aires

Matriz de Resultados

Resultados						
Resultado: 1 Local governments implement interventions to promote climate-friendly affordable housing solutions at the Local level						
Indicadores	Banderas*	Unidad de Medida	Base	Año Base	Modo de Verificación	EOP
1.1 Number of local governments to adopt measures to incorporate		proposals	0.00	2018		P
						P(a)
						A

Indicador CRF

Productos: Progreso Físico y Financiero Anual

1 Diagnosis of LAC Cases						Progreso Físico					Progreso Financiero					Tema	Fondo	Banderas		
Productos	Descripción del producto	Unidad de	Base	Año Base	Modo de Verificación	2018	2019	2020	EOP	2018	2019	2020	EOP							
1.1 Diagnósticos y evaluaciones completados	Diagnost analysis of the environment and challenges of the 4 target LAC cities to highlight current situation, opportunities, deficits in order to carry out a program of urban regeneration and densification	Diagnósticos (#)	0	2019	Studies Delivered	P	0	4	0	4	P	\$	100,000.00	\$	100,000.00	Ciudades sustentables	FRC			
						P(a)				0	P(a)			0						
						A					A									
2 Review of French best practices						Progreso Físico					Progreso Financiero					Tema	Fondo	Banderas		
Productos	Descripción del producto	Unidad de	Base	Año Base	Modo de Verificación	2018	2019	2020	EOP	2018	2019	2020	EOP							
2.1 Documentos de trabajo preparados	compilation of successful experiences of French low-carbon and resilient local housing policies and projects, rehabilitation of underused building stock and affordable housing supply in city-center revitalization strategies potentially relevant for LAC cities	Papeles (#)	0	2019	Working Papers Delivered	P	0	3	0	3	P	\$	75,000.00	\$	75,000.00	Ciudades sustentables	FRC			
						P(a)				0	P(a)			0						
						A					A									
3 Pilot Project Design						Progreso Físico					Progreso Financiero					Tema	Fondo	Banderas		
Productos	Descripción del producto	Unidad de	Base	Año Base	Modo de Verificación	2018	2019	2020	EOP	2018	2019	2020	EOP							
3.1 Propuesta de proyecto desarrollada	prototypes design and implementation plan of low-carbon and resilient housing pilot projects in central urban areas of each of the four target cities	Propuestas (#)	0	2019	Proposal Delivered	P	0	0	4	4	P			\$	235,000.00	\$	235,000.00	Ciudades sustentables	FRC	
						P(a)				0	P(a)			0						
						A					A									
4 Knowledge Dissemination Workshop						Progreso Físico					Progreso Financiero					Tema	Fondo	Banderas		
Productos	Descripción del producto	Unidad de Medida	Base	Año Base	Modo de Verificación	2018	2019	2020	EOP	2018	2019	2020	EOP							
4.1 Seminarios organizados	dissemination workshop in order to share this innovative experience with other LAC cities and have a broader impact on fostering more sustainable urban development in LAC	Seminarios (#)	0	2019	Participant list and presentations	P	0	0	1	1	P			\$	30,000.00	\$	30,000.00	Ciudades sustentables	FRC	
						P(a)				0	P(a)			0						
						A					A									
4.2 Informes sobre politicas completados	Knowledge product that collects the findings of the TC	Resúmenes (#)			Reportes with finding presented	P	0	0	1	1	P			\$	11,000.00	\$	11,000.00	Ciudades sustentables	FRC	
						P(a)				0	P(a)			0						
						A					A									

Otro Costo

Costo Total

Indicador CRF

Indicador de Productos Estándar

	2018	2019	2020	Costo Total
P		\$175,000.00	\$276,000.00	\$451,000.00
P(a)				
A				

Summary of the Terms of References

Component 1 and 3	The external consultant(s) will be hired and will perform component 1 and 3. To perform technical support, collect data, information and develop a conceptual design for the three targeted areas.	<u>EZSHARE-511039102-6</u>
Component 2 and 3	Consulting Firm will perform component 2 and 3. To perform the review of French best practices, design of pilot project and implementation plans.	<u>EZSHARE-511039102-4</u>
Component 3	Internal consultant will be hired to support technical review and evaluation of products under this component.	<u>EZSHARE-511039102-5</u>

HRD Terms of Reference

For PEC consultancies

Diagnostic analysis, pilot project and implementation plan design Consultant

Background:

The objective of this Technical Cooperation (TC) is to define strategies and innovative solutions to promote housing supply in central urban areas to promote innovative and catalytic action to combat climate change by fostering climate-friendly and inclusive cities. The focus is on supporting local authorities to implement local housing policies integrated with other local policies such as transport and land use, and to design affordable housing projects in densification and regeneration areas. By studying and learning from the French model, we want to propose instruments to encourage repopulation of urban centers and foster socially and functionally mixed areas with a view of building compact cities, taking advantage of the existing infrastructure and housing stock while controlling urban sprawl.

Almost three quarters of global GHG emissions are emitted on urban territories. Urban form and urban spatial organization can have a wide variety of implications for a city's greenhouse gas emissions. The spatial distribution of economic activities in urban areas indeed determines transportation and housing needs, which are considered as key determinants of energy consumption and GHG emissions (Glaeser & Kahn, 2010). The high concentrations of people and economic activities in urban areas can lead to 'economies' of scale, proximity and agglomeration that can have a positive impact on energy use and associated emissions; whilst the proximity of homes, services and businesses can encourage walking, cycling and the use of mass transport in place of private motor vehicles (Satterthwaite 1999). Some researchers suggest that each doubling of average neighborhood density is associated with a decrease in per-household vehicle use of 20-40 percent, with a corresponding decline in emissions (Gottdiener and Budd 2005). The distribution of houses and their design is therefore a critical factor with regard to urban pattern and its related GHG emissions. In this context, local authorities can play a major role fostering the production of affordable housing within the existing consolidated urban fabric, ensuring accessibility and addressing both climate change and social inclusion.

Urbanization in the LAC region has been very rapid and predominantly unplanned resulting in significant urban sprawl¹ with major environmental, social and economic consequences. Simultaneously, LAC cities have suffered a steady population decline in their central and historic areas. For example, in Mexico City, the population in the city center halved over 6 decades² and the housing vacancy rate reached 10%³, while during the last 30 years urban land area in Mexico has expanded six-fold⁴ for an urban population that has just doubled. In Sao Paulo city center, at least 160 abandoned and deteriorated buildings have been identified (60 public owned and 100 privately owned). Coupled with this, the incapacity of LAC cities to respond effectively to the growing needs for dwellings, urbanized land, and services translated into persistent urban

¹ The annual rate of territorial expansion in LAC (4%) is double the population growth rate (1.9%) (Angel, 2014).

² *Programa Parcial de Desarrollo Urbano del Centro Histórico*

³ OECD Urban Policy Reviews OECD Urban Policy Reviews: Mexico 2015 Transforming Urban Policy and Housing Finance: Transforming Urban Policy and Housing Finance

⁴ *Secretaría de Bienestar Social (SEDESOL)*

HRD Terms of Reference

For PEC consultancies

informality, inadequate housing conditions⁵, fragmented areas and degradation of the habitat. LAC cities recognize the need to reverse this tendency in order to achieve a more sustainable and low-carbon development⁶.

Despite this pressing need, questions remain how to effectively achieve this goal. There are interesting examples of international best practices of repopulation and densification of city centers. In this regard, there is a strong interest in LAC countries for the French experience of urbanization and production of housing. France indeed combines comprehensive national housing and urban renewal policies with integrated local policies, strong planning instruments and operational actors (such as semi-public or private companies) at local level. Even if not at the same pace and scale, French cities have faced similar challenges to LAC cities such as urban sprawl, city center decline, social fragmentation and the need to produce affordable housing. In this context, some cities such as Paris, Bordeaux, Lyon, Lille have significant and innovative experiences to share on city-center revitalization, urban regeneration and housing production within the urban fabric, combining integrated planning, local housing policies, urbanization and land instruments, urban developers and housing institutions as well as public-private urbanization schemes. These cities have also clearly integrated their local housing policy as a key component of their climate change strategy and are using urban renewal projects as experimental laboratories for their Climate Plan⁷. Looking at the experience of France, and understanding the instruments, strategies, institutions, this TC aims at supporting LAC cities in building a business model to rehabilitate and repopulate city centers, improve the existing real estate stock and promote housing supply with the involvement of the private sector.

The cities identified for this TC are São Paulo and Manaus, Brazil, Mexico City⁸, Mexico and Buenos Aires, Argentina. They have been selected because of potential for implementation of pilot projects, demonstrated political will, interest for the French experience and based on a set of criteria of the area of intervention such as low density but with potential for densification (i.e. already existing infrastructure of networks, of basic services); existing real estate availability in the densification area, vacant housing; identified target population; etc.

The team:

In order to broaden the scope of the IDB to address the urban challenges of Latin America and the Caribbean, in May 2016 the Bank established the new Division of Housing and Urban Development (HUD) within the newly created Investment Sector. Climate Change and Sustainable Development. Through institutional reform, in 2016 the Emerging and Sustainable

⁵ One of the major challenges for LAC is the lack of proper housing – 32 % of total households in 2009, in which 26% (approximately 34 million homes) corresponds to qualitative deficit (Blanco, Moreno, Vetter 2016). In addition, it has been estimated that solving this deficit would cost over US\$310 billion or almost 8% of the regional GDP (IDB, 2012) and governments in LAC, already facing serious fiscal constraints, cannot solve the housing problem alone.

⁶ See the Paris Agreement, the global agreement on the reduction of climate change, reached during the 2015 United Nations Climate Change Conference, COP 21.

⁷ At present, 10% of the territory is undergoing urban renewal. These 10 km² of space are experimental laboratories for the Paris Climate Plan, as they enable the testing of innovations in renewable energy, energy efficiency and the natural cooling of neighborhoods. *Paris Climate Action Plan, Towards a Carbon neutral city and 100% renewable energy.*

⁸ The support to Mexico City will be articulated with and complementary to the RG-T2895 TC (Strategic Partnership with C40 and GIZ for the establishment of the LAC Major Cities Finance Facility for Sustainable Infrastructure).

HRD Terms of Reference

For PEC consultancies

Cities Initiative (ESCI) was incorporated as part of HUD together with the different operations and initiatives of work at the urban level. The sectoral framework of HUD, approved in 2016, proposes to work on four main lines of action (institutions, urban public services, housing and habitat), taking as a transversal axis the sustainable development (environmental, social and economic). The Bank's main goal in the Sector is to extend the full benefits of sustainable and productive urbanization to all residents of the cities of the region. To do this, it is necessary to integrate policies that seek equity with those that promote sustainability and productivity in the urban sphere, in coordination with the different levels of government, as well as with local communities and the private sector. In order to strengthen this work within the framework of urban operations, three complementary areas of support have been coordinated in HUD, such as the Cities Network, the Knowledge and Research Team and the Cities LAB.

What you'll do:

The external consultant(s) will provide technical support for a diagnostic study. The results of diagnostic study will contribute to designing the pilot project and its implementation plan in each targeted area.

This diagnostic study aims to analyze the environment and challenges of the cases of the four LAC cities highlighting the current situation, opportunities, deficits in order to carry out a program of urban regeneration and densification of city centers based on affordable housing. Moreover, for each case, at least three areas for urban regeneration programs will be identified and studied in detail. The diagnosis will also highlight existing valuable experiences of the LAC cities in terms of urban center regeneration as well as challenges they may have faced.

The selected candidate will:

1. Carry out surveys, questionnaires, and interviews to collect data, providing an input and feedback on the pilot program design
2. Data support to perform multi-dimensional investigations to serve as input for the Pilot Design.
 - Institutional context relevant for Pilot Design: national and local legislation and regulation (legislation on land ownership, Law and regulations of territory), housing institutions and urban developers, institutional and government structure, planning instruments, management and operation, instruments of land use, participation of private sector,
 - (Site-level) Basic infrastructure, natural environment and developable site conditions, and land use patterns surrounding targeted area, changes in both internal and external circumstances, and in demography, and land use patterns including building lots, landholding, the price of land/housing, and housing condition
3. Interviews to collect data on valuable experiences of the LAC cities in terms of urban center regeneration as well as challenges they may have faced.

HRD Terms of Reference

For PEC consultancies

4. Data support and technical inputs to contribute to pilot project designed by the hired consulting firm. The pilot project design will include visions and development concepts of the site, land use plans, urbanistic, architectural, governance and financial proposal as well as an implementation plan

Deliverables:

1. Work plan and Technical proposal of methodology to be used (Two weeks after signing contract)
 - Background and Objectives
 - Methodology and Scope
 - Main activities (Detailed plans to accomplish diagnostic study)
 - Time schedule
2. Draft report that includes (Three months after submitting work plan)
 - Review of institutional context (referred as the part of main activities b.)
 - Identification of the environment, opportunities, challenges, and deficits in targeted sites, which includes institutional and government structure, planning instruments, management and operation, instruments of land use, participation of private sector.
 - Inputs for vision and development concept for the pilot project design
3. Final report (Two months after submitting draft report)
 - Executive summary
 - Result of diagnostic study
 - Data and technical inputs for the pilot project design
 - Please note that the estimated schedule indicated above may be subject to change.

Payment timeline:

- Work Plan and Methodology 20%
- Draft Report 30%
- Final Report 50%

Skills you'll need:

- Education: Master's degree or equivalent, a minimum of five years of relevant professional experience, or the equivalent combination of education and experience, in Urban and Regional Planning, Business Administration, Urban Design,

HRD Terms of Reference

For PEC consultancies

Architecture (with urban focus), International Relations, project management, or other related disciplines.

- **Languages:** Fluent in Spanish and English, and Portuguese is required to review the Brazilian case
- **Core and Technical Competencies:** Minimum of 5 years' working experience in applying theoretical and practical knowledge in housing, and urban development and activities related to the ToR, particularly knowledge, research and analysis, and project preparation and business plans.

Opportunity Summary:

- **Type of contract and modality:** Products and External Services Contractual, lump sum
- **Length of contract:** 120 days over a period of 12 months
- **Location:** External Local Consultancy with international travels (France)
- **Responsible person:** Lead Specialist in the Housing and Urban Development Division (CSD/HUD)
- **Requirements:** You must be a citizen of one of the IDB's 48 member countries and have no family members currently working at the IDB Group.

Our culture: Working with us you will be surrounded by a diverse group of people who have years of experience in all types of development fields, including transportation, health, gender and diversity, communications and much more.

About us: At the Inter-American Development Bank, we're devoted to improving lives. Since 1959, we've been a leading source of long-term financing for economic, social, and institutional development in Latin America and the Caribbean. We do more than lending though. We partner with our 48-member countries to provide Latin America and the Caribbean with cutting-edge research about relevant development issues, policy advice to inform their decisions, and technical assistance to improve on the planning and execution of projects. For this, we need people who not only have the right skills, but also are passionate about improving lives.

Payment and Conditions: Compensation will be determined in accordance with Bank's policies and procedures. The Bank, pursuant to applicable policies, may contribute toward travel and moving expenses. In addition, candidates must be citizens of an IDB member country.

Visa and Work Permit: The Bank, pursuant to applicable policies, may submit a visa request to the applicable immigration authorities; however, the granting of the visa is at the discretion of the immigration authorities. Notwithstanding, it is the responsibility of the candidate to obtain the

HRD Terms of Reference

For PEC consultancies

necessary visa or work permits required by the authorities of the country(ies) in which the services will be rendered to the Bank. If a candidate cannot obtain a visa or work permit to render services to the Bank the contractual offer will be rescinded

Consanguinity: Pursuant to applicable Bank policy, candidates with relatives (including the fourth degree of consanguinity and the second degree of affinity, including spouse) working for the IDB, IDB Invest, or MIF as staff members or Complementary Workforce contractuels, will not be eligible to provide services for the Bank.

Diversity: The Bank is committed to diversity and inclusion and to providing equal opportunities to all candidates. We embrace diversity based on gender, age, education, national origin, ethnic origin, race, disability, sexual orientation, and religion. We encourage women, Afro-descendants and persons of indigenous origins to apply.

TERMS OF REFERENCE

Contractual to review best practices and perform pilot project design and draw implementation plans

Regional

France-LAC partnership: Local housing strategies, a pathway to sustainable, climate-friendly and inclusive cities.

1. Background and Justification

- 1.1.** Established in 1959, the Inter-American Development Bank (“IDB” or “Bank”) is the main source of financing for economic, social and institutional development in Latin America and the Caribbean. It provides loans, grants, guarantees, policy advice and technical assistance to the public and private sectors of its borrowing countries.
- 1.2.** The objective of this Technical Cooperation (TC) is to define strategies and innovative solutions to promote housing supply in central urban areas to promote innovative and catalytic action to combat climate change by fostering climate-friendly and inclusive cities. The focus is on supporting local authorities to implement local housing policies integrated with other local policies such as transport and land use, and to design affordable housing projects in densification and regeneration areas. By studying and learning from the French model, we want to propose instruments to encourage repopulation of urban centers and foster socially and functionally mixed areas with a view of building compact cities, taking advantage of the existing infrastructure and housing stock while controlling urban sprawl.
- 1.3.** Almost three quarters of global GHG emissions are emitted on urban territories. Urban form and urban spatial organization can have a wide variety of implications for a city’s greenhouse gas emissions. The spatial distribution of economic activities in urban areas indeed determines transportation and housing needs, which are considered as key determinants of energy consumption and GHG emissions (Glaeser & Kahn, 2010). The high concentrations of people and economic activities in urban areas can lead to ‘economies’ of scale, proximity and agglomeration that can have a positive impact on energy use and associated emissions; whilst the proximity of homes, services and businesses can encourage walking, cycling and the use of mass transport in place of private motor vehicles (Satterthwaite 1999). Some researchers suggest that each doubling of average neighborhood density is associated with a decrease in per-household vehicle use of 20-40%, with a corresponding decline in emissions (Gottdiener and Budd 2005). The distribution of houses and their design is therefore a critical factor with regard to urban pattern and its related GHG emissions. In this context, local authorities can play a major role fostering the production of affordable housing within the existing consolidated urban fabric, ensuring accessibility and addressing both climate change and social inclusion.

1.4. Urbanization in the LAC region has been very rapid and predominantly unplanned resulting in significant urban sprawl¹ with major environmental, social and economic consequences. Simultaneously, LAC cities have suffered a steady population decline in their central and historic areas. For example, in Mexico City, the population in the city center halved over 6 decades² and the housing vacancy rate reached 10%³, while during the last 30 years urban land area in Mexico has expanded six-fold⁴ for an urban population that has just doubled. In Sao Paulo city center, at least 160 abandoned and deteriorated buildings have been identified (60 public owned and 100 privately owned). Coupled with this, the incapacity of LAC cities to respond effectively to the growing needs for dwellings, urbanized land, and services translated into persistent urban informality, inadequate housing conditions⁵, fragmented areas and degradation of the habitat. LAC cities recognize the need to reverse this tendency in order to achieve a more sustainable and low-carbon development⁶.

1.5. Despite this pressing need, questions remain how to effectively achieve this goal. There are interesting examples of international best practices of repopulation and densification of city centers. In this regard, there is a strong interest in LAC countries for the French experience of urbanization and production of housing. France indeed combines comprehensive national housing and urban renewal policies with integrated local policies, strong planning instruments and operational actors (such as semi-public or private companies) at local level. Even if not at the same pace and scale, French cities have faced similar challenges to LAC cities such as urban sprawl, city center decline, social fragmentation and the need to produce affordable housing. In this context, some cities such as Paris, Bordeaux, Lyon, Lille have significant and innovative experiences to share on city-center revitalization, urban regeneration and housing production within the urban fabric, combining integrated planning, local housing policies, urbanization and land instruments, urban developers and housing institutions as well as public-private urbanization schemes. These cities have also clearly integrated their local housing policy as a key component of their climate change strategy and are using urban renewal projects as experimental laboratories for their Climate Plan.⁷ Looking at the experience of France, and understanding the instruments, strategies, institutions, this TC aims at supporting LAC cities in

¹ The annual rate of territorial expansion in LAC (4%) is double the population growth rate (1.9%) (Angel, 2014).

² Programa Parcial de Desarrollo Urbano del Centro Histórico

³ OECD Urban Policy Reviews OECD Urban Policy Reviews: Mexico 2015 Transforming Urban Policy and Housing Finance: Transforming Urban Policy and Housing Finance

⁴ SEDESOL

⁵ One of the major challenges for LAC is the lack of proper housing – 32 % of total households in 2009, in which 26% (approximately 34 million homes) corresponds to qualitative deficit (Blanco, Moreno, Vetter 2016). In addition, it has been estimated that solving this deficit would cost over US\$310 billion or almost 8% of the regional GDP (IDB, 2012) and governments in LAC, already facing serious fiscal constraints, cannot solve the housing problem alone.

⁶ See the Paris Agreement, the global agreement on the reduction of climate change, reached during the 2015 United Nations Climate Change Conference, COP 21.

⁷ At present, 10% of the territory is undergoing urban renewal. These 10 km² of space are experimental laboratories for the Paris Climate Plan, as they enable the testing of innovations in renewable energy, energy efficiency and the natural cooling of neighborhoods. Paris Climate Action Plan, Towards a Carbon neutral city and 100% renewable energy

building a business model to rehabilitate and repopulate city centers, improve the existing real estate stock and promote housing supply with the involvement of the private sector.

- 1.6. The cities identified for this TC are São Paulo and Manaus, Brazil, Mexico City⁸, Mexico and Buenos Aires, Argentina. They have been selected because of potential for implementation of pilot projects, demonstrated political will, interest for the French experience and based on a set of criteria of the area of intervention such as low density but with potential for densification (i.e. already existing infrastructure of networks, of basic services); existing real estate availability in the densification area, vacant housing; identified target population; etc.

2. Objectives

- 2.1. The objective of this consultancy is to review the French best practice and develop pilot project design and implementation plans of low-carbon and resilient housing pilot projects in central urban areas for four targeted cities (Buenos Aires, Mexico City, Manaus and Sao Paulo). The pilot design will include an urbanistic, architectural, governance and financial proposal as well as an implementation plan. The Pilot Project aims at being innovative, replicable and catalyst of a new integrated and climate-friendly local housing policy. Based on the French experience and the results of the diagnostic study in each targeted area, the firm will design both pilot projects and related implementation plan for the targeted areas. Also, the firm will produce the outcome that Local governments implement interventions to promote climate-friendly affordable housing solutions at the local level based on the results including strategies, financial mechanisms, and schemes for land readjustment programs and PPPs.
- 2.2. The pilot design will include an urbanistic, architectural, governance and financial proposal as well as an implementation plan. The Pilot Project aims at being innovative, replicable and catalyst of a new integrated and climate-friendly local housing policy. The design of pilot projects will build up on the experience from French cities that designed their local housing and urban planning strategies as instrumental policies for the implementation of their climate change strategy. Stimulating housing supply and demand in central areas will promote urban densification, intensive use of well-served urban zones with all necessary infrastructures and foster compact cities. The Pilot Project Design will indeed allow aligning housing construction policies with the climate agenda thus allowing a reduction in emissions derived from housing and transport, contributing to the achievement of the nationally determined contribution objectives (NDC for its acronym in English). The expertise that will be hired for this component will combine both public (mainly from French cities and their satellites such as Urban Planning Agencies and semi-public local companies) and when relevant private expertise. The city to city technical cooperation is indeed key to foster significant changes in local policies and urban development patterns thanks to peer-to-peer operational dialogue and will be adequately combined with

⁸ The support to Mexico City will be articulated with and complementary to the RG-T2895 TC (Strategic Partnership with C40 and GIZ for the establishment of the LAC Major Cities Finance Facility for Sustainable Infrastructure).

private expertise.

3. Key Activities

3.1. The selected firm will:

- a) Review the French experience on housing and urban regeneration and particularly the experience and best practices of the French city involved in the technical cooperation program, analyze French best practices to identify principal actors, institutions, legislative and institutional frameworks that enable to housing development in urban regeneration areas, accompanied by adequate land service and participation of private sector and derive policy implications which are adaptable for targeted areas.
- b) Do data analysis of the results of the diagnostic study done for the targeted areas by the local consultant(s).
- c) Elaborate both pilot designs and implementation plan that include strategies, urbanistic, architectural, governance and financial mechanisms, based on the result of the data analysis
- d) Define i) the vision and development concepts of each site; ii) indicators and sectoral plans including tailored land use plans, residential neighborhoods plans, mixed-use development methods and needed facilities, housing supply plans, and relocation plans for existing residents – if needed; iii) financial and operational plans
- e) Participate in the organization and execution of the study tour of French cities by facilitating meetings with key actors, identifying sites for visits, and providing relevant background material
- f) Travel to counterpart city in LAC

4. Expected Outcome and Deliverables

4.1. The consultancy will provide following deliverables:

- a) General work plan and technical proposal of methodology to be used
- b) Report I: draft report on the French best practices and proposal of work plan for the Pilot Design phase
- c) Report II: draft pilot project proposal and implementation plans
- d) Report III: final report, which will incorporate the comments proposed by the Bank and will be structured to include
 - Executive summary
 - Project overview
 - Design of pilot project

5. Qualifications

- 5.1.** The consulting firm must be an Urban Agency (Agence d'Urbanisme) linked to the French cities involved in the technical cooperation program, or a firm related to the French Cities. It must have at least 20 years of experience in the area of urban development, urban planning, urban innovation, design thinking, local economic development, tactical urbanism, or similar.
- 5.2.** The project team leader must hold at least a master's degree in urban planning, urban studies, urban economics or a similar field, and should have at least 10 years of professional experience in research, design, and implementation of urban development projects in developing and developed countries. The project team leader should have an extended knowledge of the French

experience in Housing and Urban regeneration.

5.3. Multidisciplinary team. Key personnel must have expertise in urban regeneration, urban design, urban planning, urban development, or similar, in developing countries as well as a good knowledge of French experience.

5.4. Knowledge of the institutional, legal framework of financial schemes associated with urban development.

6. Reporting Requirements

6.1. The work plan has to include clear background and objective of work, methodology to be used, scope of work, and detailed explanation of activity to be accomplished

6.2. Report I: the draft report has to include a matrix which highlights institutional and governance structures, planning instruments, management practices, instruments of land use, private sector roles, and participatory mechanisms for affordable housing

6.3. All deliverables should be written in English

7. Acceptance Criteria

7.1. The written deliverables should be clearly written (precise, concise and evidence-driven), in English with excellent quality pictures and diagrams and with a clear structure for future practical implementations.

8. Supervision and Reporting

8.1. The consulting firm will report to the supervisor, the team Leader Andres Guillermo Blanco Blanco, Lead Specialist in the Housing and Urban Development Division (CSD/HUD) ABLANCO@iadb.org

8.2. It is the Firm's responsibility to ensure that the necessary meetings are conducted and that the reports are submitted to the Bank on time.

9. Schedule of Payments

9.1. Payment terms will be based on project milestones or deliverables. The Bank does not expect to make advance payments under consulting contracts unless a significant amount of travel is required. The Bank wishes to receive the most competitive cost proposal for the services described herein.

9.2. The IDB Official Exchange Rate indicated in the RFP will be applied for necessary conversions of local currency payments.

9.3. Payments will be made upon submission and approval of the deliverables according to the following:

Payment Schedule		
Deliverable	%	Timing
1. Work plan	10%	Two weeks after signing contract
2. Report I	20%	Two months after submitting work plan
3. Report II	30%	Five months after submitting Report I
4. Report III	40%	Three months after submitting interim report II
TOTAL	100%	

HRD Terms of Reference

Consultants

Diagnostic analysis, pilot project and implementation plan design Consultant

Background:

The objective of this Technical Cooperation (TC) is to define strategies and innovative solutions to promote housing supply in central urban areas to promote innovative and catalytic action to combat climate change by fostering climate-friendly and inclusive cities. The focus is on supporting local authorities to implement local housing policies integrated with other local policies such as transport and land use, and to design affordable housing projects in densification and regeneration areas. By studying and learning from the French model, we want to propose instruments to encourage repopulation of urban centers and foster socially and functionally mixed areas with a view of building compact cities, taking advantage of the existing infrastructure and housing stock while controlling urban sprawl.

Almost three quarters of global GHG emissions are emitted on urban territories. Urban form and urban spatial organization can have a wide variety of implications for a city's greenhouse gas emissions. The spatial distribution of economic activities in urban areas indeed determines transportation and housing needs, which are considered as key determinants of energy consumption and GHG emissions (Glaeser & Kahn, 2010). The high concentrations of people and economic activities in urban areas can lead to 'economies' of scale, proximity and agglomeration that can have a positive impact on energy use and associated emissions; whilst the proximity of homes, services and businesses can encourage walking, cycling and the use of mass transport in place of private motor vehicles (Satterthwaite 1999). Some researchers suggest that each doubling of average neighborhood density is associated with a decrease in per-household vehicle use of 20-40 percent, with a corresponding decline in emissions (Gottdiener and Budd 2005). The distribution of houses and their design is therefore a critical factor with regard to urban pattern and its related GHG emissions. In this context, local authorities can play a major role fostering the production of affordable housing within the existing consolidated urban fabric, ensuring accessibility and addressing both climate change and social inclusion.

Urbanization in the LAC region has been very rapid and predominantly unplanned resulting in significant urban sprawl¹ with major environmental, social and economic consequences. Simultaneously, LAC cities have suffered a steady population decline in their central and historic areas. For example, in Mexico City, the population in the city center halved over 6 decades² and the housing vacancy rate reached 10%³, while during the last 30 years urban land area in Mexico has expanded six-fold⁴ for an urban population that has just doubled. In Sao Paulo city center, at least 160 abandoned and deteriorated buildings have been identified (60 public owned and 100 privately owned). Coupled with this, the incapacity of LAC cities to respond effectively to the growing needs for dwellings, urbanized land, and services translated into persistent urban

¹ The annual rate of territorial expansion in LAC (4%) is double the population growth rate (1.9%) (Angel, 2014).

² Programa Parcial de Desarrollo Urbano del Centro Histórico

³ OECD Urban Policy Reviews OECD Urban Policy Reviews: Mexico 2015 Transforming Urban Policy and Housing Finance: Transforming Urban Policy and Housing Finance

⁴ *Secretaría de Bienestar Social (SEDESOL)*

HRD Terms of Reference

Consultants

informality, inadequate housing conditions⁵, fragmented areas and degradation of the habitat. LAC cities recognize the need to reverse this tendency in order to achieve a more sustainable and low-carbon development⁶.

Despite this pressing need, questions remain how to effectively achieve this goal. There are interesting examples of international best practices of repopulation and densification of city centers. In this regard, there is a strong interest in LAC countries for the French experience of urbanization and production of housing. France indeed combines comprehensive national housing and urban renewal policies with integrated local policies, strong planning instruments and operational actors (such as semi-public or private companies) at local level. Even if not at the same pace and scale, French cities have faced similar challenges to LAC cities such as urban sprawl, city center decline, social fragmentation and the need to produce affordable housing. In this context, some cities such as Paris, Bordeaux, Lyon, Lille have significant and innovative experiences to share on city-center revitalization, urban regeneration and housing production within the urban fabric, combining integrated planning, local housing policies, urbanization and land instruments, urban developers and housing institutions as well as public-private urbanization schemes. These cities have also clearly integrated their local housing policy as a key component of their climate change strategy and are using urban renewal projects as experimental laboratories for their Climate Plan⁷. Looking at the experience of France, and understanding the instruments, strategies, institutions, this TC aims at supporting LAC cities in building a business model to rehabilitate and repopulate city centers, improve the existing real estate stock and promote housing supply with the involvement of the private sector.

The cities identified for this TC are São Paulo and Manaus, Brazil, Mexico City⁸, Mexico and Buenos Aires, Argentina. They have been selected because of potential for implementation of pilot projects, demonstrated political will, interest for the French experience and based on a set of criteria of the area of intervention such as low density but with potential for densification (i.e. already existing infrastructure of networks, of basic services); existing real estate availability in the densification area, vacant housing; identified target population; etc.

The team:

In order to broaden the scope of the IDB to address the urban challenges of Latin America and the Caribbean, in May 2016 the Bank established the new Division of Housing and Urban Development (HUD) within the newly created Investment Sector. Climate Change and Sustainable Development. Through institutional reform, in 2016 the Emerging and Sustainable

⁵ One of the major challenges for LAC is the lack of proper housing – 32 % of total households in 2009, in which 26% (approximately 34 million homes) corresponds to qualitative deficit (Blanco, Moreno, Vetter 2016). In addition, it has been estimated that solving this deficit would cost over US\$310 billion or almost 8% of the regional GDP (IDB, 2012) and governments in LAC, already facing serious fiscal constraints, cannot solve the housing problem alone.

⁶ See the Paris Agreement, the global agreement on the reduction of climate change, reached during the 2015 United Nations Climate Change Conference, COP 21.

⁷ At present, 10% of the territory is undergoing urban renewal. These 10 km² of space are experimental laboratories for the Paris Climate Plan, as they enable the testing of innovations in renewable energy, energy efficiency and the natural cooling of neighborhoods. Paris Climate Action Plan, Towards a Carbon neutral city and 100% renewable energy.

⁸ The support to Mexico City will be articulated with and complementary to the RG-T2895 TC (Strategic Partnership with C40 and GIZ for the establishment of the LAC Major Cities Finance Facility for Sustainable Infrastructure).

HRD Terms of Reference

Consultants

Cities Initiative (ESCI) was incorporated as part of HUD together with the different operations and initiatives of work at the urban level. The sectoral framework of HUD, approved in 2016, proposes to work on four main lines of action (institutions, urban public services, housing and habitat), taking as a transversal axis the sustainable development (environmental, social and economic). The Bank's main goal in the Sector is to extend the full benefits of sustainable and productive urbanization to all residents of the cities of the region. To do this, it is necessary to integrate policies that seek equity with those that promote sustainability and productivity in the urban sphere, in coordination with the different levels of government, as well as with local communities and the private sector. In order to strengthen this work within the framework of urban operations, three complementary areas of support have been coordinated in HUD, such as the Cities Network, the Knowledge and Research Team and the Cities LAB.

What you'll do:

The consultant(s) will provide technical support to carry out review and evaluation of products developed by the consulting firm under Component I and III.

The selected candidate will:

1. Advice, review, and validate deliverables to ensure the quality of TCs products
2. Provide technical support in the generation, implementation, review, and evaluation of pilot projects
3. Accompany the technical dialogue with local authorities to ensure an adequate development of the products related to the pilot project(s)
4. Organize and participate in missions to support design and execution of the products of this consultancy

Deliverables:

The contractual will deliver regular reports that will summarize the observations and / or recommendations regarding the status of the products developed during the consulting period

Skills you'll need:

- **Education:** Master's degree or equivalent, a minimum of five years of relevant professional experience, or the equivalent combination of education and experience, in Urban and Regional Planning, Business Administration, Urban Design, Architecture (with urban focus), International Relations, project management, or other related disciplines.
- **Languages:** Fluent in Spanish and English, and Portuguese is required to review the Brazilian case
- **Core and Technical Competencies:** Minimum of 5 years' working experience in applying theoretical and practical knowledge in housing, and urban development and activities related to the ToR, particularly knowledge, research and analysis, and project preparation and business plans.

HRD Terms of Reference

Consultants

Opportunity Summary:

- **Type of contract and modality:** Contractual, lump sum
- **Length of contract:** 6 months
- **Location:** HQ with international travels
- **Responsible person:** Lead Specialist in the Housing and Urban Development Division (CSD/HUD)
- **Requirements:** You must be a citizen of one of the IDB's 48 member countries and have no family members currently working at the IDB Group.

Our culture: Working with us you will be surrounded by a diverse group of people who have years of experience in all types of development fields, including transportation, health, gender and diversity, communications and much more.

About us: At the Inter-American Development Bank, we're devoted to improving lives. Since 1959, we've been a leading source of long-term financing for economic, social, and institutional development in Latin America and the Caribbean. We do more than lending though. We partner with our 48-member countries to provide Latin America and the Caribbean with cutting-edge research about relevant development issues, policy advice to inform their decisions, and technical assistance to improve on the planning and execution of projects. For this, we need people who not only have the right skills, but also are passionate about improving lives.

Payment and Conditions: Compensation will be determined in accordance with Bank's policies and procedures. The Bank, pursuant to applicable policies, may contribute toward travel and moving expenses. In addition, candidates must be citizens of an IDB member country.

Visa and Work Permit: The Bank, pursuant to applicable policies, may submit a visa request to the applicable immigration authorities; however, the granting of the visa is at the discretion of the immigration authorities. Notwithstanding, it is the responsibility of the candidate to obtain the necessary visa or work permits required by the authorities of the country(ies) in which the services will be rendered to the Bank. If a candidate cannot obtain a visa or work permit to render services to the Bank the contractual offer will be rescinded

Consanguinity: Pursuant to applicable Bank policy, candidates with relatives (including the fourth degree of consanguinity and the second degree of affinity, including spouse) working for the IDB, IDB Invest, or MIF as staff members or Complementary Workforce contractuals, will not be eligible to provide services for the Bank.

Diversity: The Bank is committed to diversity and inclusion and to providing equal opportunities to all candidates. We embrace diversity based on gender, age, education, national origin, ethnic origin, race, disability, sexual orientation, and religion. We encourage women, Afro-descendants and persons of indigenous origins to apply.

