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GLOSSARY

CEPAL: *La Comisión Económica para América Latina* (ECLAC: Economic Commission for Latin America and the Caribbean; formerly known as ECLA), United Nations, Santiago, Chile. www.eclac.org

COFIDE *Corporación Financiera de Desarrollo* (Development Finance Corporation), Peru. www.cofide.com.pe

COFOPRI: *Comisión de Formalización de la Propiedad Informal* (Commission for the Formalization of Informal Property), Peru. www.cofopri.gob.pe

COHRE: Center for Housing Rights and Evictions, Geneva, Switzerland. www.cohre.org

CORETT: *Comisión para la Regularización de la Tenencia de la Tierra* (Commission for the Regularization of Land Tenure), Mexico. www.corett.gob.mx/index/index.php

IBGE: *Instituto Brasileiro de Geografia e Estatística* (Brazilian Institute of Geography and Statistics), Brazil. www.ibge.gov.br/english

IPEA: Instituto de Pesquisa Econômica Aplicada (Institute for Applied Economic Research), Brazil. www.ipea.gov.br/portal

PROCEDE: Programa de Certificación de Derechos Ejidales y Titulación de Solares (Program for Certification of Rights to Ejido Lands, called PROCEDE), Mexico. <http://web.ku.edu/~mexind/PROCEDE.htm>

PRIMED: *Programa Integral de Mejoramiento de Barrios Informales en Medellín* (Integrated Program for the Improvement of Informal Neighborhoods in Medellín), Colombia. <http://habitat.aq.upm.es/bpal/onu98/bp002.html>

SNPU/Mcidades: *Secretarias Nacionais Programas Urbanos/Ministério das Cidades* (National Secretariat for Urban Programs/Ministry of the Cities), Brazil. www.cidades.gov.br/ministerio-das-cidades

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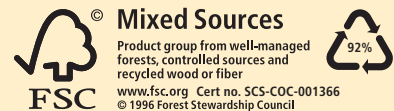
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Regularization of Informal Settlements In Latin America

Dwellings in informal settlements generally lack formal legal titles, and they may exhibit irregular development patterns, lack essential public services such as sanitation, and occur on environmentally vulnerable or public land. Whether they take place on private or public land, informal settlements are developed progressively over many years, and some have existed for decades. A key aspect of informality is the lack of de jure or formal title, although many urban residents feel secure with de facto property rights of ownership based on customary practices.

Policies to regularize informal settlements have been attempted in most Latin American countries, and experience demonstrates that regularization programs need to be designed carefully to avoid either making conditions worse for the low-income residents the programs are intended to help or stimulating the development of new informal settlements. Regularization programs follow two main paradigms. The first, exemplified by Peru, involves the narrow legalization of tenure through titling and is inspired by Hernando de Soto's hypothesis that tenure security is a trigger for development. Brazil's broader regularization programs combine legal titling with the upgrading of public services, job creation, and community support structures.

Recommendations for improving regularization policy and specific programs must address the following issues:

- Evaluate the performance of regularization programs, including the collection of both baseline data before program implementation and subsequent data on program costs and outcomes.
- Customize policies and programs, because a single approach is unlikely to work well across all situations.
- Use appropriate titling systems (freehold, leasehold, cooperatives, land trusts, or communal ownership) to ensure the socioeconomic sustainability of the community.
- Seek the participation of both men and women to avoid building gender bias into the process and increase its long-term effectiveness.
- Make regularization more self-sustaining financially through property taxes; charges on urban infrastructure and service improvements to capture part of the resulting land value increment; and equitable fiscal burdens on all segments of the society.
- Support more research and analysis to determine if the situation is improving or worsening in particular cities and to prevent the establishment of additional informal settlements, particularly when they are thought to be caused by regularization programs themselves.



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