

Illegal settlements in Guayaquil, and the proposal to compete with them

Particular solution about progressive urbanization and low cost lots for the poorest of the poor



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Muy Ilustre Municipalidad de Guayaquil. Ecuador.

Summary

Santiago de Guayaquil is the economic capital of Ecuador with 2'366.902 inhabitants that cause a problem of growth and impacted in the marginal urban areas. In Ecuador 50% of the population (nearly 13 million) have a lack of household. The Central Government, Municipality of Guayaquil, nongovernmental organizations, land leaders, land promoters and household builders are actors in the problem of the city. In the document, I explain the reality of my city; show the land and housing plan promoted by the Municipality in order to reduce the conditions of the poor urban and for improving their quality of life.

The proposal consists of implementing another program to satisfy the necessity of a shelter for the poorest people, focused in the families whose income don't exceed approximately \$400 dollars a month, and also people that can not afford to enter the other Municipal Housing Programs.

1. Shelter Situation Analysis

1.1 Basic General Data

Geography and Administration

Santiago de Guayaquil is located on the western bank of the Guayas River, which flows through Guasmo, the western part of the city center, Urdesa, Mapasingue and into the Pacific Ocean at the Gulf of Guayaquil. Its lowest zones are 4 metres above the sea level and it has a 180 square kilometers surface.

The city is the capital of the Ecuadorian province of Guayas; Guayaquil is the nation's main port as well as the largest and the most populous city in Ecuador, with 2'366.902 inhabitants in an urban area of 344, 5 km². The problem of accelerated city growth has impacted in the origin of marginal urban areas characterized by the lack of urban planning and basic services, housing deterioration, lack of an adequate sewage system, lack of drinking water and lack of sufficient sanitary services (Scheers, 1993).

Its marginal urban population is the result of internal migration from districts within their own province and neighbor provinces, people with different origins, experiences and other attributes of their own, divorced from the fields yet strangers to city life.

Demography and Health

According to the VI Population and V Housing Census that took place the 25th of November of 2001, Guayaquil's population was 1'985.379 inhabitants. The data 2008 reports given by the Direction of Order and Territorial Infrastructure (DOIT by its acronym Spanish) is the following:

2008's Population¹

- District's population: 2'445.196 inhabitants
- Urban Area's population: 2'378.000 inhabitants
- Equivalent to 17.22% population of the country

¹ Data from the "Planificación y Crecimiento Urbano de Guayaquil" conference by Arq. Jose Nuñez C, Director of Town Planning and Appraisal at the National Workshop Registration 2009: Planning and Sustainable Urban Design, Social and Environmental aspects, from the Institute's Urban and Regional Planning (IPUR by its acronym in Spanish) Universidad Católica Santiago de Guayaquil

Population's Growth

- Guayaquil's Annual Growth rate, 2.47% = 59.000 inhabitants
- Ecuador's Annual Growth rate, 1.30% = 179.523 inhabitants
- GYE's annual growth equal to 1 / 32 of the country's total

Population's Growth by stratum

- Annual Total 59.000 inhabitants/5 members = 11,000 families
- Informal settlements' problems in Guayaquil and local government policies
- Lower Stratum 43% = 4,730 families = 23,650 inhabitants

Gross density according to the Stratum

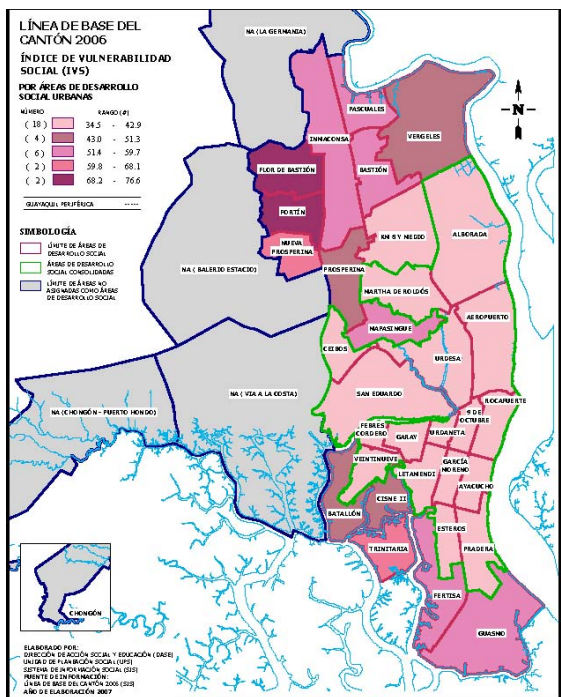
- Higher Stratum 80 hab/ha.
- Medium Stratum 150 hab /ha
- Popular Low Stratum 155 hab/ha unbound

2008's Popular Low Stratum residential demand

- Unbound average gross density = 155hab/ha
- Inhabitant numbers = 23,650 inhabitants
- Surface Demand = 152.00ha (2008)

Economy

- Development areas vulnerability index



Economic Vulnerability

² Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)

Employment Indicators

There is an inverse relation between national, regional, local or popular income and extreme physical phenomena. Meaning that poverty rises hazard risk (vulnerability in the most depressing zones, unemployment, low income, exploitation, working instability, difficulties reaching education services, health services and leisure).

Indicators of occupation and unemployment per group of ages

N°	Area of development	Group of Age	Data of occupation Pure*	Data of occupation Global*	Data of unemployment	Data of unemployment opened	Data of unemployment hidden
1	Nueva Prosperina	Total 5-66 years and+	42,9	97,4	2,6	2,6	0,0
2	Flor de Bastion	Total 5-66 years and+	40,9	96,7	5,9	3,3	2,6
3	Fortin	Total 5-66 years and+	42,0	97,6	3,9	2,4	1,5

3

Poverty, social and economic pressure; as migration, unemployment and illegal possession of land make people more vulnerable by forcing them to live in unsafe locations, often in dangerous areas and with cheap or precarious households given that there is no available land at a reasonable prize close enough to where jobs are available.

Disasters worsen other factors that leave the population vulnerable, and they also find themselves exacerbated by such factors, for instance, unemployment, political instability, bad economic conditions, uneven wealth distribution, food insecurity, lack of public safety and the violation of human rights. The frequent risk of disasters can submerge the unfavorable right into the vicious circle of chronic poverty, even though poverty itself doesn't constitute the sole vulnerability factor.

ECUADOR: Salary Evolution			
Year	US\$/month	Annual Variation	Annual Inflation
2006	160	6,7%	2,87%
2007	170	6,3%	3,32%
2008	200	17,6%	8,83%
2009	218	9,0%	4,31%
2010*	240	10,1%	3,40%

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Average consumption basket: \$306

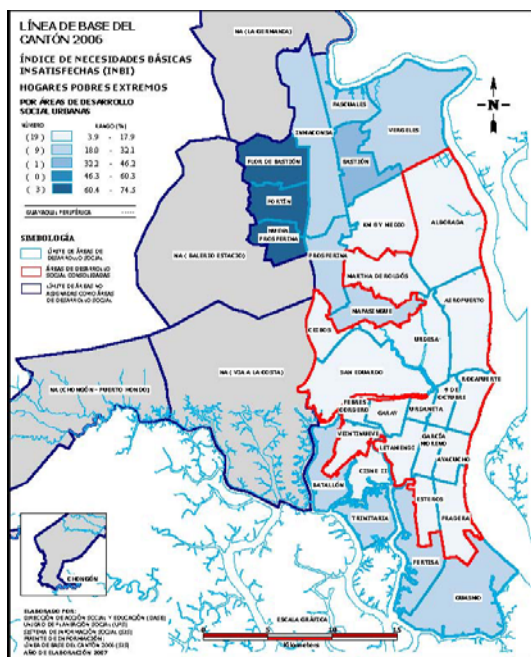
Guayaquil canton: Percentage of poor homes and not poor homes according to area of social development. Year 2006

³ Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)

⁴ Source: Ecuador Central Bank

Area of development	Not Poor people (%)	Poor people (%)	not Extreme poor people (%)	Extreme poor people (%)
Consolidada	75,35	24,65	20,74	3,91
Los Vergeles	57,53	42,47	18,14	24,33
Km 8 y medio	57,06	42,94	32,94	10,00
Cisne II	53,20	46,80	31,49	15,31
Prosperina	50,90	49,10	27,91	21,19
Mapasingue	50,31	49,69	28,15	21,54
Pascuales	47,73	52,27	28,93	23,34
Inmaconsa	47,09	52,91	26,94	25,97
Batallón	46,05	53,95	29,81	24,14
Fertisa	43,14	56,86	28,83	28,03
Trinitaria	42,98	57,02	26,88	30,14
Guasmo	35,55	64,45	35,57	28,88
Bastión	35,29	64,71	28,90	35,81
Posorja	26,28	73,72	31,39	42,33
Juam Gomez Rendon (Progreso)	25,63	74,37	22,26	52,11
Tenguel	16,92	83,08	31,41	51,67
Morro	12,84	87,16	29,95	57,21
Puná	7,68	92,32	14,79	77,53
Flor de Bastión	3,99	96,01	21,49	74,52
Fortín	1,42	98,58	25,39	73,19
Nueva Prosperina	0,85	99,15	29,23	69,92
Cantón	55,19	44,81	25,39	19,42

5



6

1.2 Shelter Related Facts and Figures

⁵ Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)

⁶ Data of unsatisfied basic needs. Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)

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Access to Shelter

Housing deficit (quantitative and qualitative)

50% of the country's population, which is nearly 13 million people, lacks of household.

This accommodation deficit is partly explained by the demographic dynamics and population distribution in the territory.

Housing Deficit (Housing Census "Vivienda 2001")			
Sector	Qualitative Deficit	Quantitative Deficit	Homes Total
Country	710.679	539.321	1'250.000
Guayas	345.026	123.335	468.362
Guayaquil	166.579	81.669	248.278
			20% over national total

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Average number of households by housing

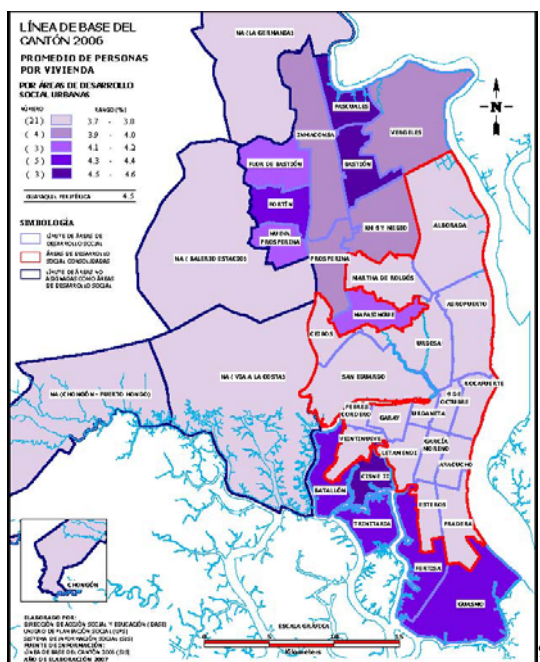
It is registered that there is 1.0 household in average, this information is relevant since it allows the identification of one part of the housing deficit by the formation of new family circles

Average residents by household

The average number of people by household was 4,2 in 2006. While Guayaquil registered an average of 4,2 occupants per household in 2001 according to the VI Population and V Housing Census.

⁷ INEC (Instituto Nacional de Estadísticas y Censos), Housing deficit (Census 2001)

⁸ Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)



Housing Standard

Urban sectors housing offered by the “Hogar de Cristo” (Christ’s home) housing plan can be widely found.

“Hogar de Cristo” begins building houses in Ecuador in 1970 but in 1980 started work with efficiency and productivity critters. In 1996 the housing plan received mention for the best housing plan for poor people; by de United Nations and, Building and Social Housing Foundation; in the “World Habitat Awards”.

Only in 2009 “Hogar de Cristo” benefited more than 16.000 families, and also gives economic and social attention centered in intra familiar violence.

Low cost popular houses built with prefabricated wooden and bamboo components that constitute an emergent housing solution for families that live under poverty levels with an income under two daily dollars. This solution doesn’t bring any sanitary offer, which means that the sanitary problem must be solved by the buyer.

Construction takes 9 mangles (that serve as foundation piles). Wooden boards, quarts and zinc plates in predetermined quantities, besides 6 prefabricated and quick to mount bamboo walls. This kind of house may be harmful for the environment, because now our law prohibits the use of mangles.

Building dimensions are 4, 80 x 4, 90 meters (23,52m²) and cost around \$505. This house comes without any service, nor water or sanitation or electric power.

⁹ Average of people per home. Source: Sistema de Información Social, Guayaquil social en cifras, Línea Base 2006 (Social Information system, Social Guayaquil in figures, Línea Base 2006)

Building materials

In the Ethnographic study poll made in 1999, 57, 9% of households were built with bamboo while 29,5% of households were built with cement. Bamboo, cement or mixed households were unevenly distributed in the suburb.

Access to and cost of Basic Services/Infrastructure

Toward 2001, 24.51% of Guayaquil people households were in poor situation, from the ratio of unsatisfied basic needs (NBI).

If we make a comparison between the access that has the population of scarce resources to decent housing, with the facilities and quickness to obtain a house “**Hogar de Cristo**”, we can clearly see that the population will prefer a house from “**Hogar de Cristo**”, by how quick they obtain it, considering that these people generally already has a lot of ground located in settlement areas.

1.3 Housing Policy

Institutional plans for the legalization of municipality land

In order to enable service provision to popular sectors in the urban periphery and that its people become reliable credit subjects, Guayaquil’s Municipality launched one of its most ambitious land legalization programs. Legalizing land owning didn’t only mean the recognition of the illegal settlement problem but also their incorporation to formality and urban development procedures that the Municipality was undertaking.

Land owning, encourages investment in definitive and lasting housing materials; allowing this way to consolidate, strengthen and ensure their property; enabling them to access a housing bond or diverse types of bank loans.

The cost of each lot of approximately 100 m² is around 100 hundred dollars, (cost of legalization process, doesn’t include the indirect cost caused for the illegal possession of the lot and the cost of a house of “Hogar de Cristo” is about 500 hundred dollars.

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Housing plans offered in Guayaquil			
Entity	M2	Cost \$	Infrastructure
Hogar de Cristo	23,52	505	?
Walltech (private company)*	36,00	4.500	☺
Cemaca S.A. (private company)*	36,00	5.280	☺

*Work for “Mi Lote” housing plan promoted by the Municipality

Expropriation Law No. 37, was managed by Guayaquil’s Municipality through their Land Services and Parish Directorate, sent and approved by the National Congress and later published in the official record #195 on November 17, 1997.

This Law authorizes the city the legalization of land possession in several urban marginal sectors of the canton of Guayaquil including its five rural parishes, Posorja, Tenguel, Progreso, El Morro and Puna, benefiting thousands of families.

Land Legislation:

The municipality of Guayaquil undertook one of the programs of legalization of land unprecedented in Ecuador.

For the purposes of compliance with the purposes of the municipal administration a series of internal administrative processes should optimize and worked in various legal bases which serve as sustenance to ambitious plan implementation. This not only in the Cantonal Council but proposed to the same national Congress a decree and a law that were both enacted and intellectual to facilitate the purported change.

The municipal corporation enacted the following policy instruments:

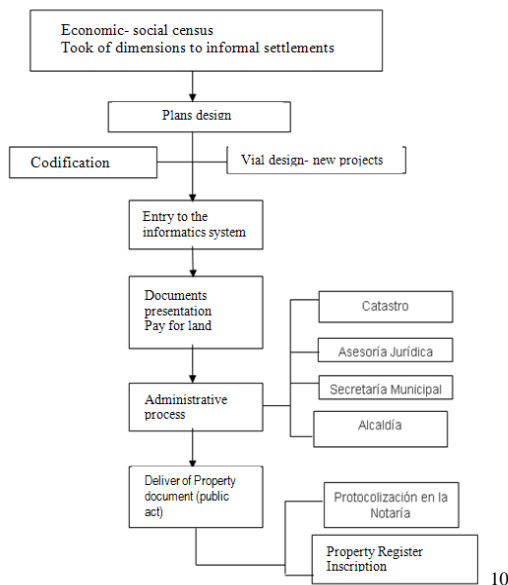
- The Ordinance regulating the disposal of land located in the city of Guayaquil, marginal urban sectors covered by decree laws.
- Ordinance regulating the sale of municipal lots for a purpose other than the housing are located in the city of Guayaquil, fringe sectors specified in Decree legislative No. 11 (official register No. 562, on 7 November 1994).
- Ordinance regulating the urban development type batches with basic services. Likewise, to meet the objectives of the plan was prepared and managed its approval by the national H. Congress Decree legislative No. 11, published in official register No. 562 on November 7, 1994. This

Decree authorizes the municipality of Guayaquil M.I. to sell and legalize their land intended for purposes other than housing domain.

The municipality of Guayaquil also prompted the enactment of law exploratory, 37th, published in the official register No. 195 and which was issued on November of 1997, to provide the legal framework needed to implement the whole of the legalization of land. This same law allowed close to 160,000 families to settle illegally between 1975 and 1987 (mainly in the parishes Ximena, Tarqui and Pascuales) benefited with the sale and legalization of land, as well as for various uses and not only to the residential land regularization.

Legal process for land

Legal owner land document delivered since 1993 to 28 February 2007



Year	Quantity
1993	138
1994	224
1995	2.252
1996	4.322
1997	7.301
1998	10.292
1999	12.348
2000	9.721
2001	8.522
2002	9.771
2003	11.397
2004	11.561
2005	14.301
2006	10.340
2008 (Mayo)	42.510
TOTAL	165.000

Municipal lands and other laws, decrees

Municipal lands and other laws, decrees

Expropriation Law No. 37

1.4 Actors in Shelter Delivery and their Roles

Central Government through their Urban Development and Household Ministry (MIDUVI by its acronym in Spanish), is in charge of household financing subsidies and policies making. They are Responsible for the necessary change in laws and procedures to develop housing for the poorest people.

¹⁰ Guayaquil Municipality "Proyecto Mejoramiento de Barrios Consolidados"

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Municipality of Guayaquil has been offering new low cost household plans in order to compete with illegal land dealers.

Non Governmental organizations, mainly “Hogar de Cristo” has given 500,000 houses in the last 30 years. They have new programs that agree with our objectives.

Land dealers, who are responsible for the informal settlements.

Land promoters and household builders who center themselves in the promotion of lots and houses for the people under Quintil 1, the poorest stratum.

1.5 Shelter Design

Physical Planning

Guayaquil hasn't counted with an integral urban growth plan, however small uninterrupted plans have been started due to the speed in which informal settlements have located themselves in the city's peripheries.

In spite of these settlements informality, invaders follow a similar structure imitating the one found in Guayaquil's Urban Center.

This city administration, in order to reduce the conditions of poor urban, has implemented policies and plans for improving their quality of life.

The plans and politics are:

- Plan of Land Legalizations.
- Project of Lots with Minimum Basic Services “Mi Lote”.
- Project of popular emergent works.
- Project of endowment of green areas.
- Implementation of “bocatomas” (plant of water distribution) for the delivery of the water by tankers.¹¹
- Water System year 2013
- Public schools and equipment.
- Churches and equipments.

For the implementation of the urban project of *“batches with Services minimum basic MI LOTE”*; there has been deemed a polygon covering an area of 178.53 ha,

¹¹ Inversion Plan, ECAPAG August 2009 – December 2013

located in the Northwest sector of the city, near the informal settlements. This is made to cover the current annual demand of 4.800 batches, placing them in the same sector where currently informal settlements occur, and to implement similar patterns of acquisition of the site, in order to highlight, establish and mark comparative differences that may well also offer the formality to low popular strata.

The municipality considers that comparatively, this proposal is competitive, related to the actual informal settlements. The payments are an entry of \$75 and 42 fares of \$25 each month, for a total payment of \$1,250. At the end of the payments, the owner of the lot can initiate the construction of their home by himself or by the promoters that will be inscribed in the municipality. The cost of the minimum house will be around \$4.000,00.

This program is oriented for a family with an income of 500 hundred dollars a month, considering that in this year the minimum salary is 240 dollars, and the basic basket of food is \$306.

Other actions that have been taken are the reservation of approximately 600 has of land in the same sector, for the future development of this project, in order to organize and preserve this territory, and avoid the invasion and constructions in it. The plan is to construct around 7,000 lots every year beginning in 2010 in the five years of administration; this means approximately 28000 shelter solutions.

On the other hand, the Central Government has his own plans of shelter solutions, for at least another 18000 houses, that are located in the near sector, beside EL FORTIN settlement.

Besides, The municipality is in this moment implementing other programs of urban reordering, like the one in the sector called Nigeria, at the Trinitarian Island, in which the first phase has already ended, and consisted in the relocation of 1,200 families and their houses. Also, we are preparing the second phase of this program, which consists in the reposition of other 600 hundred families, whom have been settled in an area of mangrove swamps.

Another problem that affects most of the informal settlements are the illegal and inadequate constructions on the rights-of-way of the rains, water piping channels drinking water or wastewater, or constructions made in public areas, whether main streets or areas designed for urban equipment uses. In these cases, we have been developing programs focused in each particular case. Indeed, after an evaluation done

this year, we have determined that at least nearly 2,000 houses in Guayaquil are needed to be relocated.

Land Use

In Guayaquil, 60% of land is of residential use, within this percentage 70% are of the poorest social strata. In the 50's city growth was bent south, in the 80's southwest and from then city growth has increased north and mainly northwest of Guayaquil¹² The informal settlements are now located in the Northwest area of the city, occupying an area of approximately 26 km².¹³

Shelter Quality

Within the 70% of poor households, there are both consolidated and non consolidated areas. Consolidated areas have paved streets, electric energy, drinking water networks and blocks and cement houses. Non consolidated areas lack paved streets, water supply is through tankers, and houses are mostly made of reed, among other basic service deficiencies. Both areas are characterized by the lack of green areas and the lack of all kinds of urban equipment.

Function

Even though properties are used for housing it is very common to find mixed uses, like commercial locals in the ground floor especially at the main avenues, there are also workshop houses. If we review the content of the book of Hernando De Soto "**The other path**", we will find that virtually the schema of development patterns of invasion between Peru and Ecuador are very similar.¹⁴

There are two ways to access informally estate for housing purposes:

- The invasion and
- Illegal sale of agricultural land from associations and cooperatives.

Similarly there are two types of invasion the "gradual invasion" and the "violent invasion",

¹² ROJAS, Milton; VILLAVICENCIO, Gaitán. Mercado de Suelos Urbano y Barrios Populares de Guayaquil.

¹³ Foto tomada de google earth, 19:30, 2-9-2009

1. ¹⁴ DE SOTO, Hernando. *El Otro Sendero*, Bogotá, Ed. Printer Colombiana, 6ª. Edición, 1987

There are many ways of accessing the ground to invade especially if there is any link between the owners of land totaling a collective interest of belonging to a same neighborhood.

According to the book there is an interest of professional invaders usually unionists, politicians or simply entrepreneurs involving stakeholders service experience in the organization of invasions in exchange for favors or political or economic revenues.

History of informal settlements is the story of the struggle of informal access to private property as well as the constant defeat of existing legal norms. This whole process of development of the city has revealed that people are able to build a system that does not welcomes it not to fall into anarchy, but to try to forge a different one which respects minimum essential rights.

The fundamental fact is that migrants from the rural-urban, already converted into informal, made from the time a long march towards the private property, subduing at the State and the formal society.

Studies conclude that it was more feasible for people to invade and build their homes outside of the law. But costs are not there because once in business, the costs of permanence are also considerable and influential as; the legal system instability, insecurity of property rights, the ineffectiveness of the judicial factors.

2. Organization

Article 228 of the political Constitution of the Republic of Ecuador, in accordance with articles 1 and 16 the encoding of the organic law of the municipal regime, set the autonomy benefited by the municipalities;

Article 161 of the encoding of the organic law of the municipal regime, defines that the administrative structure will be adapted to the characteristics of each municipality, in order to ensure an adequate provision of municipal services.¹⁵

The administrative organization of the municipality of Guayaquil, given the importance of public services and public works that it provides, as well as their financial capacity, requires a structure that allows it to respond to all and each of these functions for the better fulfillment of the municipal purpose.

¹⁵ Functional Organic Regulation, Municipality of Guayaquil

Illegal settlements in Guayaquil and the proposal to compete with them.

The functions of the Directorate of Urbanism, Appraisal and Records, among others, are the following

- Direct, organize and supervise urbanism activities, evaluations and registration of the Canton's property, use of the ground, the urbanizations' control of the buildings and their own evaluations and registration;
- Keep urban information updated as a basis for the progress of urban development;
- Collaborate in the preparation of draft standards and systems to determine the type of buildings, materials and everything related to the buildings in the Canton for knowledge of the Mayor and the Cantonal Council;
- Direct the planning and monitoring of urban and rural-urban regeneration projects in the Canton
- Direct sports and ecological parks designs
- Direct the design different municipal projects (hospital, markets) (roads, etc.).

3. Shelter Problem

Guayaquil constitutes a point of attraction to new population points that settle in riverbanks, vulnerable areas, protected areas, in an informal, disordered and inefficient manner, often damaging private land.¹⁶

Under this spontaneous growth pattern, in the poorest conditions of hygiene, safety, devoid of all kinds of basic services, these settlements have been consolidated for approximately 20 years, principally above all in via Perimetral, via Casuarina and via Iguana, in the Norwest side of the city, in an area of approximately 26 square km.

On the other hand, the experience that the Municipality of Guayaquil has been acquiring over the years, by rearranging different urban sectors, as that currently develops in the Trinitarian Island, Barrio Nigeria, points out that, in addition to the negative and traumatic impact these processes usually cause in the community, comes

¹⁶ Basic Profile of minimal basic service lot plan, Municipality of Guayaquil

the high economic impact to the municipal company, which the city has to assume, for improving their life conditions, and work opportunities.

The costs to implement and readjust these improvements are:

- Basic landfill, approximately \$ 3.000,00 per batch.
- Basic services, in an approximate \$ 6 per square meter \$ 432, per batch.
- Total cost of basic services and elemental filling of each batch: \$ 3432, 00.

Under this context, and before the absence of a proper offer of formal land for low income groups of scarce resources, the poor people cannot find a better alternative than the offer of the supposed “popular leaders” or illegal land leaders.

We must at this moment explain that the lot that the land traffickers offer don't have any infrastructure and aren't legalized; indeed, there are no services at all.

The work of the land traffickers consist in the offering of cheap land for whom may need it which are the poorest people of our society. The right of possession would cost \$ 600.00 each lot, for an approximately 72 Square meters terrain, paid with an entry of \$ 200, and credit for 2 to 4 years through weekly payments of \$ 5.00, plus \$ 20.00 for water source management, waste allocation and public safety, the deal is of a weekly \$ 25.00 payment for an uncertain time and without any sort of warranty other than the plain expectative that the so called leader gets from the local or central government the legalization of their situation, consequently demanding the required basic services.

To this inhumane and perverse system that exploits this stratum of society's limited resources, it is impetuous to face reality, anticipating occupation processes, by implementing a minimal lot with basic infrastructure (water, electricity and sanitary services) plan, capable of covering the actual 4800 lot demand every year; facing them in the same sectors in where informal settlements and other types of invasion currently are located, while applying similar acquisition manners of the site, to the point of evidencing, establishing and marking the many positive differences that formality can offer to these lower stratum. In this way, the Municipality could gain control of these informal settlements, in order to anticipate to the uncontrolled and disordered growing, and minimize the impact to the growing and development of the city. This strategy can also give us the opportunity to plan and give the necessary services to these areas in a better and quicker way. The ownership of the land, impels and encourages the

investments of building houses with durable and strong materials; allowing this way to consolidate, to secure and to assure the property; allowing to access for non reimbursable loan from the MIDUVI(Secretary of Urban Development and Housing).

It is necessary, by the reality of these informal settlements handled by traffickers of lands, to start a dialogue with them, with the aim of establishing a strategy of intervention and improvements in these settlements, and thus achieve controlled, planned and ordered, to allow the municipality growth and development, provide all services with greater efficiency and lower cost.

Complementary to these actions taken, the Municipality of Guayaquil is in this moment preparing to implement and develop a type of urban project of batches with minimum basic services, directed and guided to meet the demand for in-house of the poor, so that these families can acquire or develop a basic housing under a gradual growth model and phased as improves its economy to its consolidation with durable materials, pattern appropriate for our city in popular strata, historical reality strata.

It is imperative that we, the municipality, can coordinate with the central government in order to implement politics and procedures that allow us to close the wall of the informal settlements with housing solutions that must be coordinately planned between all the levels of governments.

4. Proposal for Change and Improvement

To complement all these proposals, it is necessary at this time, to implement another program to satisfy the necessity of a shelter for the poorest people (Quintil 1), focused in the families whose income don't exceed approximately \$400 dollars a month, and also people that can not afford to enter the others Municipal Housing Programs.

At this moment The Municipality is defining these projects that consist in the following procedures:

1. This project would be located near the Fortin and New Prosperina sector, which are one of the poorest sectors of the city.
2. Convince The director of Urbanism and the mayor about this strategy. By the way, the Mayor has declared his willing to accomplish this proyect.
3. In the first phase, determine the land and begin the expropriation process.

Illegal settlements in Guayaquil and the proposal to compete with them.

4. The construction of a progressive and controlled settlement designed and directed by the Municipality.
5. The grant of infrastructure of this urbanization will be progressive.
6. The owner of the lot will be able to construct his house beginning with perishable materials.
7. The awarded would occupy the lot as soon as possible, in order to compete with the informal settlement.
8. The legal steps must be as simple as possible.

It is necessary to emphasize that, as a main issue, the negotiation with the land dealers is a priority, in order to avoid, if it is possible, confrontation and violence. This dialogue will include, as a way to negotiate, the possibility to accelerate the grant of infrastructure in the informal settlements near the project.

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Municipalidad de Guayaquil

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