

September 25 1982

~~MEMORANDUM ON~~ HOUSING PRODUCTION IN GUASARE

~~CLASSIFIED~~

The following tentative conclusions regarding the housing production in the new town of Guasare have been ~~discussed~~ ^{thoroughly} discussed by the design group of ISA, and tentatively approved. These conclusions especially define the nature of the "user-intimate" housing production, ~~which~~ ^{which} ~~will~~ ^{will} account for about 70% of the total production housing production in the ~~town~~ town. The term ~~user-intimate~~ "user-intimate" is defined below.

1. Definitions. We distinguish two types of housing production:
 - (a) User-intimate housing production ("^UUsuario-cercano")
 - (b) User-distant housing production ("usuario-lejano").

User-intimate housing production is any form of production which allows the user to be involved in the layout, design, or construction of his house. This implies that users have some degree of control over layout of rooms, positions of rooms, ~~xxxx~~ doors, gardens, windows etc. Of course, this type of production can only be carried out when ~~the user~~ the user is known, at the time of construction of the house, and when ~~the~~ the land where the house is being built, belongs to the user at the time of construction. It does not necessarily imply that the user is physically involved in the actual construction - although this may, in certain cases, also happen (as in self help ~~projects~~ ^{projects}).

User distant housing production is any form of production ~~which~~

in which houses are designed, and produced, under circumstances where the ultimate user has no access to the process, ~~no control over the process~~, or where the user is not known at the time of production.

~~In general~~, ^{generally} user intimate production will be undertaken one house at a time. However as we shall explain below, ^{this kind of production may also} ~~this may~~ be a highly organised process, undertaken by a large company, and capable of producing large numbers of highly finished houses, ^{or parts of houses,} in a limited time.

~~In general~~ ^{generally} user-distant production will be undertaken in massive projects, where there is strong repetition of dwelling layout, and where many different units are built at the same time. This will always be undertaken by a large company.

2. Basic proportion of user intimate and user distant housing.

~~In Guasare, the maximum number of houses no more than 30% of all housing will be built as user distant housing.~~ ^{Seventy percent} (70%) of all houses produced in Guasare will be built as user intimate housing. ~~No more than 30% of all housing in Guasare will be built as user distant housing.~~

3. The user distant housing will be built ^{only} for miners ~~and~~ and for staff directly ^{employed by} associated with the coal mines. All other housing will be produced as user intimate housing. Since user intimate housing is, by definition, more desirable, ^(see below) it may happen that in future years Corpozulia might decide that even the coal miners housing will be built by user intimate methods. In that case, there would be no further production by user distant methods.

4. The user distant housing, produced for the coal miners, will be located along the main streets of Guasare. ~~The bus~~

5. The user intimate housing will be concentrated in the neighbourhoods, which will be entirely made up of user intimate housing. ~~The~~ user intimate housing may, in certain cases, also be built along the main streets.

6. The fundamental reason for the strong emphasis on user ~~intimate~~ intimate housing, is that this kind of housing tends to produce a better environment, which is better adapted to the needs of the users, and more deeply liked by the families who live there. ~~This is~~ Production by user intimate methods, is then ~~essentially~~ ^{essentially} done for reasons of social responsibility, in order to combat the ~~emphasis~~ emphasis on user distant ~~production~~ production, which is typical of present day housing projects, apartments and condominiums, ~~which~~ which are most often ~~alienated~~ alienated and harmful to the needs of the users.

7. There are also economic reasons for ~~placing~~ placing an emphasis on user intimate production. ~~This~~ These will be explained below, after further discussion of the economic and social aspects of the user-intimate production method.

8. We intend that the user intimate housing process will be a single process, extending over a large continuum of income levels, and methods of financing, which is therefore capable of meeting all families needs, regardless of income level, within the umbrella of a single process.

9. Most fundamental of all, to the user intimate process, is the ~~fact~~ tenure of land. ~~All~~ All user intimate housing will be built on single parcels of land, that will occur within the ~~neighbourhoods~~ neighbourhoods.

The process of allocating ~~farm~~ lots to families, in such a way as ~~to~~ create and preserve the structure of the neighbourhood, is described in a separate memorandum (CES report entitled "Housing for Guasare", September 1982).

10. This requires that Corpozulia will sell all lots within the neighborhoods ^{Singly,} to single families, and will not sell groups of lots ^{inside neighborhoods} to developers or construction companies.

11. It is also our very strong recommendation, that Corpozulia find some legal way of giving temporary, long term tenure of land to any families of illegal Colombian immigrants who have come to work in the Guasare region without papers. Of course, ~~these~~ land cannot be sold to these families. However, we believe that it is legally possible for Corpozulia to retain ownership of the land, while assigning ~~the right~~ ~~to~~ such families the right to build ~~there~~ a house there, when and if ^a such family [^] receives Venezuelan immigration papers, ownership of the land can then be transferred to the family.

12. We wish to emphasise that if this step ~~is~~ not taken, the town of Guasare will ~~be~~ experience many very serious problems, since colonies of such illegal immigrants will ^{in that case certainly} ~~then~~ form around the edges of the town, ~~thus~~ ^{it} destroying many of the towns amenities, and also causing many potential problems of a political nature. In order to create an entirely new kind of town, where all classes and income levels are genuinely intergated into a single process, and a single community, it is imperative that all families, including immigrants, be included in the process, and its benefits, ~~from the beginning.~~

13. For all Venezuelan families, and for immigrant families with legal papers, a wide spectrum of loans and subsidies, sufficient to give all families the capacity to purchase their own lot. This is a necessary underpinning for the entire program which is outlined in this memorandum.

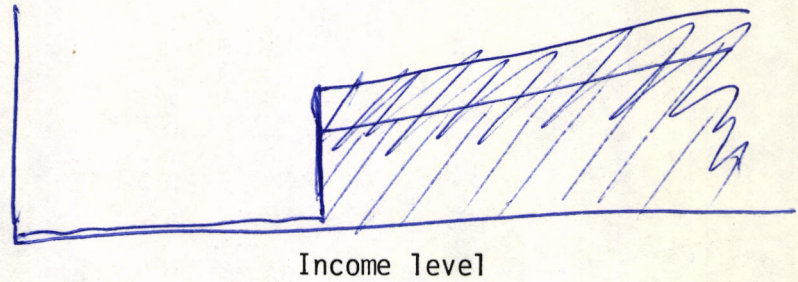
14. For construction of the houses, we propose that Corpozulia also provide a wide spectrum of subsidies and methods of financing, of such a nature that every family, regardless of income, can receive at least some help in the construction of a house. ~~The range of methods, should include~~ The available instruments of financing should include at least the following options:

- a. For the poorest families, at least some credit for materials, sufficient to build a few square meters of shelter.
- b. For families with slightly higher incomes (1000-2000 BV) some kind of financing, sufficient to build one or two rooms.
- c. For families with higher income (2000-3000 BV) financing to build a small house, ~~with either~~ with self help, or a ~~smaller~~ smaller house which is professionally built.
- d. For families with more than 3000 Bv, sufficient financing to build a medium sized house., built by professional labor.

Thus the range of available financing will make it possible for every family at least to begin to build a house. The ^{highest} income levels will be able to receive a completely built house. Intermediate levels of income families will be able to receive, or build, part of a house, with the possibility of later extensions.

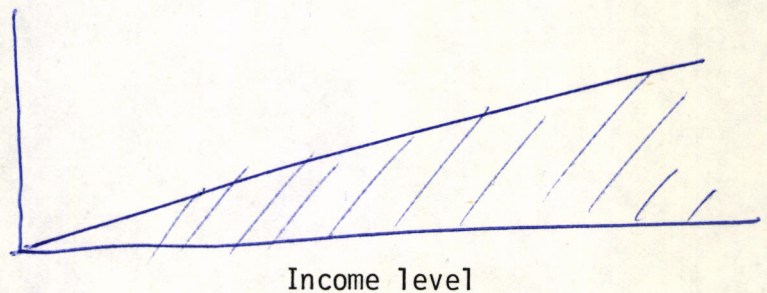
15. The general intention of this spectrum of financing programs, is to distribute the total resources available for ~~xx~~ house financing, in a ~~w~~ more fair way, by relying on a more flexible approach to the financing programs. ~~We may see this xx by comapring two graphs, as follows:~~

Amount of financing available to one family



PRESENT DAY CONVENTIONAL FINANCING

Amount of financing available to one family



PROPOSED DISTRIBUTION OF FINANCING

The resource Total available ~~resources~~ for financing, which is a function of the ~~total~~ area under the ~~graph~~ line, is the same in both ~~graphs~~ graphs. The second graph, however, shows a more just ~~fair~~ distribution, which relies on a wider range of available types of loans and subsidies.

16. Within the constraint of the financing available to them, combined with actual cash flow, each family may have their house built by any of the following three methods:

a. Self help.

b. Construction undertaken by small local contractor or mason, under the direct control of the family.

c. Construction undertaken by a large ~~company~~ the Guasare production center.

d. Construction undertaken by a large construction company which contracts to undertake the same services as are provided under c.

(c) and (d) are alternative methods of providing the same service, and a decision as ~~to~~ to which one is more desirable has not yet been made.

17. In view of the different levels of income, and ~~a~~ different levels of financing, the three methods proposed in paragraph 16, ~~which~~ may be used to build different ~~x~~ quantities of construction for a single house, ranging from one room of a temporary nature (the lowest cost level), up to a complete house, of a high level of finish (the highest level).

18. In all cases, whatever the size of construction, and whatever the form of construction, the family will be obliged to follow a system of layout provided by CES. According to this method, families will make a layout for their desired house, and will then build as much ~~as~~ or as little of this layout as they can afford. The method which CES will provide, guarantees the feasibility of this process, by giving each family ~~the~~ a simple process, which helps them define the essential parameters of their house layout and design.

19. The variables, or parameters, which define this process will include the following : Position of house on the lot, ~~posi~~ position and size of garden, position of main room (sala), position of kitchen, position of bedrooms, size and ~~sk~~ shape of main rooms, position of principal doors, position and size and shape of important windows, additions to second storey, when ~~and~~ applicable, location of exterior walls or fences, location ~~of~~ and size of an enramada (freestanding or attached). By choosing different combinations of these variables, according to available resources, each family will define a house unique to their own needs and feelings. ~~in~~

20. CES will also provide standard construction methods and details. All of these methods will guarantee a high level of finish. However, ~~the~~ many aspects of the buildings ~~will~~ ^{may} use traditional construction ~~and~~ techniques, which are often cheaper, but more suitable for climate and culture. Thus the construction methods will achieve a high level of quality, at a rather low price.

21. The combination of rules defined in prapragphs 19 and 20 together, will guarantee that all houses, even the ~~xxx~~ smallest and cheapest, will have a relatively high level of quality, whether ~~built~~ they are built professionally, or by self help.

22. It is also our express intention to provide a system by which simple decorations of gables, plaster on exterior walls, paint, and roofs, fences and gateways, will produce a beautiful and harmonious quality, characteristic of the best traditional Venezuelan building. Thus all houses will contribute to the feeling and ~~beauty~~ beauty of the neighbourhoods where they occur.

23. As a result of the orderly construction process defined above, we expect that all increments of housing production will tend to be high in quality. This means that the process itself is capable of producing a powerful multiplier effect on the results of investments by Corpozulia. Any public agency must ask itself, how it can produce the greatest good, for a given level of public investment. In general, public housing programs, tend to produce good houses in themselves, but the result of the investment is not multiplied, since ~~no~~ there is no self generating process created along with the houses which are built. The process we describe, on the other hand, ~~will be~~ ~~with~~ ~~the~~ ~~best~~ ~~of~~ ~~its~~ ~~kind~~ ~~because~~ ~~it~~ ~~embeds~~ ~~the~~ ~~activity~~ ~~of~~ ~~self~~ ~~help~~ ~~and~~ ~~small~~ ~~contractor~~ ~~and~~ ~~improvements~~, ~~within~~ ~~the~~ ~~larger~~ ~~structure~~ ~~of~~ ~~housing~~ ~~production~~, ~~it~~ ~~will~~ ~~tend~~ ~~to~~ ~~extend~~ ~~the~~ ~~levels~~ ~~of~~ ~~quality~~ ~~achieved~~ ~~in~~ ~~the~~ ~~main~~ ~~process~~, ~~to~~ ~~these~~ ~~other~~ ~~more~~ ~~informal~~ ~~processes~~ ~~that~~ ~~accompany~~ ~~it~~. This means that the ~~investment~~ ~~of~~ ~~public~~ ~~funds~~, ~~in~~ ~~financing~~ ~~and~~ ~~administering~~ ~~this~~ ~~production~~ ~~process~~, ~~will~~ ~~tend~~ ~~to~~ ~~double~~ ~~or~~ ~~triple~~ ~~the~~ ~~actual~~ ~~effect~~ ~~achieved~~, ~~for~~ ~~a~~ ~~given~~ ~~level~~ ~~of~~ ~~investment~~.

23. As a result of the orderly construction process defined above, we expect that all increments of housing production will tend to be ~~high~~ high in quality. This means that the process itself is capable of introducing a powerful multiplier effect into the economy. The investment of Corpuzulia, in various financing programs, will be multiplied by all private cash that is brought into the process, because, unlike more informal processes, where ~~increments~~ increments of growth do not always have a high level of quality, the ~~presence~~ presence of the self help and informal process, under the umbrella of the highly organised process which we have described, will ensure that the total investment, and effect of ~~the~~ private cash, will be increased beyond the level normally found in informal developments, or in publicly financed housing programs.

24. ~~Fundamental~~ The creation of a one or more "production centers" is fundamental to the process we have described. We define a production center as a single center, where production of materials, bulk purchase and distribution of materials, financing, and a credit, technical help, and administration of construction are combined. ~~Next~~ This production center may be created within the private sector (by association with a private company), or it may be managed directly by Corpuzulia, as a public company. It is also possible that this production center might, conceivably, be organised on a cooperative basis, by groups of workers from the town of Guasare.

25. The organisation and management of these production centers ~~is~~ should closely follow the centers which have been organised and managed by Abel Ibañez, in Mexico, during the last ten years. We recommend that Ibañez himself, or someone else with the same wealth of experience in managing such schemes, should be brought to Venezuela as a consultant, to initiate, and perhaps even operate, these production centers of the town.

26. ~~However~~ It is important to recognise that the process by which families have the capacity to choose their own house layout, and to manage the design of their own house, for themselves, will require some level of management and administration which is not typical of simpler, and larger scale ~~production and marketing housing~~ ^{production} processes, of the user-distant type. This management will have to be provided, possibly under the direction of CES, by a staff of Venezuelans especially chosen for the job, and paid ~~to~~ by Corpozulia.

27. If 70% of all housing in Guasare is indeed to be produced by the user-initiated methods outlined above, it is obvious that this will have very considerable implications for the management of the new town, and for any corporations, or councils, which are created by Corpozulia, for the purpose of managing the new town. It is therefore imperative that the appropriate ~~people~~ ^{people} administrators in Corpozulia, consider these problems, ~~and~~ deeply, before committing themselves to any detailed decisions about the management structure of the new town.

~~28. We wish to emphasize the fact that the kind of program~~

28. Finally, we wish to emphasize the fact that the kind of program we have outlined, requires ~~an extremely~~^a major commitment from Corpozulia, which goes vastly beyond their ~~commitment~~ necessary commitment to provide housing for the miners of Carbozulia.

As we see, the construction of miners houses, by conventional user-distant methods, ~~is merely the beginning of the~~ merely provides ~~the~~ the backbone of a much more extensive structure, which will include at least twice as many houses, for other families, involved in construction, services, and related occupations in the new Guasare region. We believe that Corpozulia must firmly undertake the responsibility to create a well ~~built~~ built and harmonious environment, for all the families who arrive in the new town: and that the process we have outlined, will show, for the first time in Latin America, how a completely integrated housing development, ~~covering~~^{Covering} all classes and all income levels, can succeed.

We believe that this level of commitment is ~~consistent~~ consistent with the desire, frequently expressed by officials ~~of~~ of Corpozulia, to build a new kind of town, which is as advanced as possible, and which can show the way to a new kind of life in the urban centers of Latin America.

FOOTNOTE

20. It is also necessary to consider carefully, the process by which the mine construction workers will be housed. According to present projections, a very large number of mine construction workers will be needed. This population will begin to arrive on the site in 1983, and will reach a peak of 1500 workers not long afterwards. ~~It is imperative~~ Even if some percentage of these construction workers can be housed in dormitories (built by a user distant process), ~~it~~ it is certain that a larger number of these workers will resort to some kind of informal housing, and create a squatter settlement around the dormitories, unless the process we have outlined, is already in place, and ready to ~~produce~~ produce houses, by 1983. ~~This~~ If we ~~miss~~ miss this first opportunity, and allow a traditional type of squatter settlement to occur, the precedent ~~of~~ will then be established, and it will be much harder to establish the process which we have outlined, in the later phases of growth. ~~We wish~~ We wish therefore to stress the extreme urgency of the situation, and draw attention to the fact that a practical version of the process we have outlined, must be defined, and ready to administer, within ~~a~~ no more than ~~about six to nine months from the present date~~ ^{six months} about six to nine months from the present date.

Christopher Alexander