

Contrats de Ville

Introduction

Contrats de ville are the tools developed by the state to implement its urban policy (*politique de la ville*) as part of the 11th national plan. They are an expansion of the 10th plan's *développement social des quartiers* program, which was more limited to the boundaries of the targeted neighborhoods. The *contrats* are to provide a framework within which continued negotiation and projects can be undertaken.

First initiated in 1988 for three year periods, the state is currently signing the second generation of contracts. New contracts are signed for five years as the original three year schedule was found not to be appropriate to the time frame of the realization of urban projects. Starting 1993, the *contrat de ville* consolidates prior state programs for intervening in difficult neighborhoods: *développement social des quartiers*, *convention ville-habitat*, *convention de quartier*, *contrat action-prevention-sécurité*.

Principle features

1. Neighborhood problems are seen as indissociable from urban development as a whole
2. Effort is situated both at a physical level and social level
3. Allows the coordination of various programs and the consolidation of government allocations within a block grant pledged in the *contrat de plan*.
4. This is an approach in which the top down and the bottom up meet and sign a contract. Nonetheless, the bottom up, or local action is heavily integrated to the existing institutional, associational and administrative structure. This is not a grass roots movement.

The objectives

The fight against "urban exclusion"

- a. by simplifying procedures: grouping the multiple programs under one program dedicated to a particular area and grouping state funding and resources into one budget
- b. by dealing with neighborhood issues at the scale of the urban area in which they are included, maintaining the priority on the social, economic and urban integration of these neighborhoods in the city, by associating overall physical planning actions with urban policy.

Contract themes

1. The improvement and better adaptation of public services
2. The improvement of housing and environmental conditions
3. The increase in aid to economic insertion (training and jobs)
4. The consolidation of programs to prevent delinquency

Time frame

Five year contract linked to *contrat de plan* (5 year national development plan)

Actors

Contract signers (except for the state and mayors, not all contract include all of these actor):

1. State: Comité interministérielle des villes
2. Mayors: *Commune* or *communes* groupings: districts, syndicates, community of communes, community of cities, or urban community are engaged in the contract with the state.
3. Regional counsels (within framework of *contrat de plan* which are signed with the regions) dedicate all of the funds set aside for the policy of the city (*politique de la ville*)
4. General counsels (les départemental assemblies)
5. FAS (Fonds d'action sociale), CAF (Caisses d'allocations familiales), Offices d'HLNI, CDC (caisse des depots et consignment)
6. Representatives from local neighborhood associations.

Procedure

Negotiations are undertaken between local municipalities and representatives of the state. Following a period to diagnose the problems, a declaration of intent was signed in 1993 which identified the strategy adopted. This was followed by the signing of the contract in 1994 that outlined pledges.

Negotiations identified priority neighborhoods, finalized financial distribution, coordinated *contrats de ville* with *contrats de plan*, attempted to create inter-communal structures (a time consuming process).

Scope

All urban areas with one or two problem neighborhoods have contracts. 2/3 contract are inter-urban, but not all. Some are geared toward a whole urban agglomeration, others are on a *commune* by *commune* basis. Some actions are inter-communal at all time: housing, prevention of delinquency, economic insertion. Priority neighborhoods are designated within the general number of targeted areas.

The state exerted pressure for the contracts to be intercommunal. Each commune signs on an individual contract but also co-signs a joint contract with adjacent communes concerned by the same neighborhoods particularly for certain actions: housing, transportation, economic development and delinquency. The contract specifies the priority neighborhoods for each urban area.

Contract Structure

The contract provides the framework within which various actors pledge resources for a 5 year period. A yearly annex to this contract itemizes specific programs which are to be implemented and funded. Contracts do not identify, all of the actions to be engaged but provide a framework to specify objectives and provide a frame of reference for continued action.

The contract do not all have the same form or mix of actors and programs. This depends on local conditions, and previous experience. *Communes* with past experience with the DSQ tend to be more precise in their programs. Generally however it includes the objectives, the choices of strategy, and the first actions to be undertaken. Importance is to be adapted to local conditions.

The state provided a manual outlining guidelines for the contracts to better deal with the two scales: the neighborhood, and the urban area, as well as to serve as a remainder of the 4 principal objectives. (Furnished by the DIV)

Contract management structure

1. The contracts create a piloting committee as client that decides and directs actions to be taken (includes all of the signers)
2. A management team (*maltrise d'oeuvre urbaine et sociale* NIOUS), sometimes at neighborhood and city level. The team includes the Project Manager for the whole urban area and the representatives from the various institutions involved, as well as representatives of workers in the field. The team coordinates, programs and manages the projects that are to be undertaken.
3. The local inter-partnership committee groups all of those who have signed: the various administrations, the associations, and sometime neighborhood representatives. This committee gives its opinion on the projects and oversees their proper execution. (See attached diagram)

Financial resources

The contract includes:

1. the contribution of each signer to a common fund for projects over the five year period specified in the contract.
2. additional annual pledges for the duration of the contract which can come to three times the original contribution.

The initial contributions

State: 9.5 billion francs distributed among the different *contrats de plan* with the regions and from there distributed to the various *contrats de ville*. Specific credits from the Ministry of the city, are 3 billion, housing is 4.3 billion and urban projects are 2.25 billion.

Conseils Régionaux: 4.2 billion francs (four times the amount of the preceding plan)

Conseits Généraux: Not determined as of Feb 95

The cumulative contribution of all of the public authorities will be equal to twice that of the state. In addition, there are contributions from other contract signers (HLNI, CAF, Caisse des d6pots, chambres consulaires). European funds are also mobilized as part of the Programme d'initiative

communautaire (PIC). Total public financing is 30 billion

Specific tools

Within the vast array of measures voted to address these problems and specifically dedicated to the neighborhoods:

1. special incentives for civil servants working in these neighborhoods (seniority, bonuses, relocation priorities).
2. special incentives for companies locating in these areas: no professional tax, no benefits to pay, fiscal advantages.

Public services

Social, health, education and leisure, with certain population groups targeted (young children, foreigners), better adaptation of services to demographic profile.

Environment

Housing rehabilitation, environmental improvement, better access and public transportation, more attention paid to demographic make-up of various neighborhoods when allocating housing.

Economic development

Increase economic insertion (jobs, training). Through fiscal and benefit incentives, support the location of businesses into these areas

Prevention of delinquency

Restore order, prevent relapses, increase security in certain sensitive areas, prevention of drug abuse.

Urban Contracts

(contrats de ville)

General figures

214	Urban contracts
750	Communes signing
1300	Neighborhoods (750 are priority)
26	Regions
205	Cosigners: general counsels, AF, HLNI, PAS, others
15000	Local workers in the field
12000	Projects

Types of actions undertaken

4670	Housing units demolished
267,000	Housing units to be rehabilitated
70,000	Housing units rehabilitated
850	Communal delinquency prevention councils
32	Judiciary outposts
554	Educational priority zones covering 6340 schools
125	Schools (open schooling program)
190	Projects financed by a special health fund
147	Projects to integrate young people into jobs
60	Information and counseling offices
4000	Summer prevention programs covering 600,000 young people

