AFTRP  Agence Foncière et Technique de la Région Parisienne (Paris region land development agency), a governmental agency created in 1962 to acquire land in the Paris region for public purposes and to equip it with any needed infrastructure. In the early days of the new towns, AFTRP was the only agency in the Paris region that had the authority to begin developing the new towns sites.

CDC  Caisse des Dépôts et Consignations (national bank), a nationally owned and operated bank that serves as the most important financial institution in France. It receives its funds from individual depositers who save through their local post offices. The CDC plays two important roles. First, it is the main source of loans to local authorities in France. Second, it regulates the nation’s monetary policies through its widespread interests in a variety of projects and funds. It controls or funds a large number of special-purpose agencies and investment funds.

CDUC  Commission Départemental d’Urbanisme Commercial (departmental commission for urban commercial activities), a commission established at the departmental level to approve the location of new shopping centers. The commissions consist of twenty members: nine local officials, nine local businessmen, and two consumer representatives. They have effectively limited the proliferation of small-scale shopping centers in France in recent years.

CGP  Commissariat Général du Plan d’Equipement et de la Productivité (national planning commission), a government agency, created in 1946, to develop the five-year national plans for new investment. The CGP is an interministerial agency designed to coordinate the policies of the individual ministeries with regard to long-term investments. The sixth national plan (1971–75) was the first to provide a large-scale commitment to the new towns, a commitment that has been continued in the seventh plan (1976–80).

CODER  Commission de Développement Economique Régional (regional commission for economic development), a consultative body at the regional level, including local councillors, technical experts, and representatives of various interest groups. The CODER advises the regional prefect concerning appropriate regional investment policies.

Communes  (French local governments). There are approximately 38,000 communes in France. They are administered by an elected mayor and municipal council.

Crédit Foncier  (land bank). The Crédit Foncier, founded in 1852, is the chief source of loans to private developers for housing construction. It is privately owned but has a government-appointed director. The Crédit Foncier
is the most important source in France of funds for aide housing, designed for middle-income families.

DAT Département d’Aménagement du Territoire (department for regional planning), a now defunct agency within the now defunct Ministry of Construction. It was the forerunner of the DATAR in the 1950s.

DATAR Délégation à l’Aménagement du Territoire et à l’Action Régionale (delegation for regional planning), the agency primarily responsible for the formulation and implementation of regional planning policies at the national level. The DATAR, formed in 1963, reviews the investment policies of the individual ministries to assure coordination of efforts to promote the provinces in France. The DATAR strongly discourages further concentration in the Paris region although it does support the Paris new towns policy.

DDE Direction Départemental d’Equipement (representatives of the Ministry of Equipment at the departmental level). The important ministries maintain cadres of civil servants in the departments to assure that national policies are being implemented at the local level. The DDE makes most decisions at the departmental level concerning investment in new roads, sewers, and other infrastructures. It is also responsible for issuing building permits.

Département (the middle level of local government in France). The department is headed by the prefect. In contrast to the situation in the communes the departmental officials are appointed by the national government, not locally elected. Consequently, the departments are not true local governments; they are largely local representatives of the national government.

EPA Etablissement Public d’Aménagement (development corporation), a special agency created to manage the development of the new towns. Unlike the British development corporation, the EPA is limited in its scope of authority. It is concerned with conducting the planning studies for the new town and in buying, equipping, and selling or leasing land in the new town. There is one EPA for each new town.

FDES Fonds de Développement Economique et Social (economic and social development fund), a fund managed by the ministry of finance, with the consultation of other national ministries and agencies. FDES invests in the nationalized industries and other projects considered of high priority according to the national plan.

FIAT Fonds d’Intervention pour l’Aménagement du Territoire (fund for regional planning assistance), a fund managed by the DATAR. The DATAR selects for investment certain projects that have not been funded by the usual sources. These projects are chosen consistent with the DATAR’s overall mission of promoting the development of provinces as opposed to the Paris region.

FNAFU Fonds National d’Aménagement Foncier et de l’Urbanisme (national fund for land development and planning). FNAFU is a government agency funded by the CDC. It makes loans available to local authorities for land acquisition and site preparation in projects considered in the national interest. The loans are normally made directly to the developer, which is usually some sort of joint public-private organization in these projects of national interest. The loans, however, must be guaranteed by the communes.

GCVN Groupe Central des Villes Nouvelles (central group for new towns), an intergovernmental agency responsible for overall coordination of the
new towns policy. The GCVN is the major source of data concerning the new towns. It is managed by a board of representatives from the various ministries concerned with new town development.

**HLM**

Habitation Loyer Modéréé (moderate rent housing), the government program under which the lowest cost housing is built in France. Non-profit or private organizations receive one percent loans from the government in order to build housing. The rents in the projects are set at the level needed to cover only building costs. Virtually all of this housing is in high-rise rental units, although in recent years some detached and owner-occupied low cost projects have been attempted.

**IAURP**

Institut d’Aménagement et d’Urbanisme de la Région Parisienne (Paris regional planning agency). Created in 1960, the IAURP is the agency responsible for the development of master plans in the Paris region, including the 1965 plan, which first proposed the new towns. It is now known as the Institut d’Aménagement et d’Urbanisme de la Région d’Île de France (IAURIF).

**MEA**

Mission d’Etudes et d’Aménagement (planning and research commission), the first planning organization established in the new towns. When the new town site is first designated, an MEA is established to conduct the initial planning studies. Eventually, the MEA is dissolved in favor of the EPA, which has all of the MEA’s functions plus the ability to buy and prepare land.

**PADOG**

Plan d’Aménagement et d’Organisation Générale de la Région Parisienne (plan for development and general organization of the Paris region). A plan for the Paris region written in 1960, it proved to be quickly obsolete and was replaced in 1965 by the SDAU which first proposed the new towns.

**PDU**

Plan Directeur d’Urbanisme Intercommunaux (detailed land use plan for a multicommunal group). The PDU is a land use plan for rural communes. It is designed to provide a relatively stable picture of the land use patterns and likely modifications in the rural areas.

**POS**

Plan d’Occupation des Sols (detailed land use plans), land use plans for already urbanized areas. Like the PDU, the POS is designed to provide well-planned modifications to an otherwise stable situation. Neither the PDU nor the POS can be written for rapidly growing areas such as the new towns. In either case, the detailed plans must be consistent with SDAU.

**SCA**

Syndicat Communautaire d’Aménagement (syndicate for community development), a collection of local governments within the territory of the new towns. The concerned communes are combined into the SCA so that only one local government will represent the new town. The SCA acts as one commune only to the extent of establishing a uniform tax base within the territory to be developed as the new town (the ZAN). The existing communes have the choice of selecting an SCA or an Ensemble Urbain. With the Ensemble Urbain the old communes disappear altogether and one new commune is formed. Only Le Vaudreuil among the French new towns has chosen the Ensemble Urbain.

**SCET**

Société Centrale pour l’Equipement du Territoire (central corporation for land development), an agency created by the CDC to provide financial assistance to developers.

**SCIC**

Société Centrale Immobilière de la Caisse des Dépôts (central building corporation), a building company managed by the Caisse des
Depôts et Consignations. It was responsible for the construction of many large suburban housing estates in France, using money from SCET.

SDAU Schéma Directeur d’Aménagement et d’Urbanisme (master plan), a long-term development plan that sets overall goals for a particular area but does not specify the exact location of new investments within the area. The master plan for the Paris region is known as the SDAURP.

SEM Société d’économie mixte (semipublic corporation), an organization created by local authorities to manage development of new projects. It is similar to the EPA in concept but has much more limited power. The SEM is limited to activities explicitly delegated by the local authority and is considered too inflexible an organization to guide the development of a large-scale project like a new town.

SIVOM Syndicat Intercommunal à Vocations Multiples (multipurpose union of communes), an organization created by agreement of several local authorities to establish priorities for new projects in the area and to distribute the financial obligations among the concerned communes.

SRE Service Régionale d’Équipement (representatives of the Ministry of Equipment at the regional level). The SRE consists of civil servants who are assigned to the regions of France in order to assure that the national policies are implemented at the regional level and to provide technical assistance to the regions.

VRTS Versement Représentatif de la Taxe sur la Salaire (revenue sharing), a payroll tax paid by employers and collected by the national government. The state then allocated the money to localities according to the two criteria of population and local tax effort. In the Paris region a special redistribution called the Fond d’Égalisation des Charges (FEC) is also used. The FEC allocates the money according to population, local tax effort, and local income.

ZAC Zone d’Aménagement Concerté (concerted development zone). The ZAC is a contract between a local authority or EPA and a private developer concerning the distribution of costs of development for a new residential or nonresidential project. The national government makes grants and loans for infrastructure on a top priority basis. The new towns are divided into a number of ZAC’s in order to permit the EPA to maintain overall development control while bringing private developers into the process on a profitable basis.

ZAD Zone d’Aménagement Différé (deferred development zone). an area established by government decree within which prices of land are frozen at the level of one year prior to the decree. The ZAD technique is used to discourage speculation as well as to keep prices low for land to be acquired. It has been used quite liberally in the new towns.

ZAN Zone d’Agglomération Nouvelle (new local government zone). The ZAN is the area of concern of the SCA. It is the territory over which construction for the new town will occur.

ZUP Zone à Urbaniser en Priorité (priority development zone), a technique used widely in the 1960s, now largely superseded by the ZAC. The ZUP was an area developed by a local authority and a private developer, with top priority for national grants and loans.