

# **São Paulo: the right to the city, the right to life**

Reimagining Inclusive Cities in the COVID-19 Era | Fernando Mello Franco | september 2021

**#1 framing the main issue**



**AERIAL VIEW OF THE  
METROPOLIS**

↑ 0 2 5 10 km

Cartographic Base: Landsat/WPE  
Preparation: SMDU, 2016

**DISTRIBUTION OF  
FORMAL JOBS**



Source: RAIN/MTE, 2010  
Cartographic Base: MOC/SMDU; Emplasa, 2007  
Preparation: SMDU, 2016



## SOCIAL VULNERABILITY

São Paulo's Index of Social Vulnerability

- Very High Vulnerability
- High Vulnerability
- Medium Vulnerability
- Low Vulnerability

0 2 5 10 km

Source: IPVS/Seade, 2010  
Cartographic Base: MDC/SMDU; Emplasa, 2007  
Preparation: SMDU, 2016

## OPPORTUNITIES X VULNERABILITY

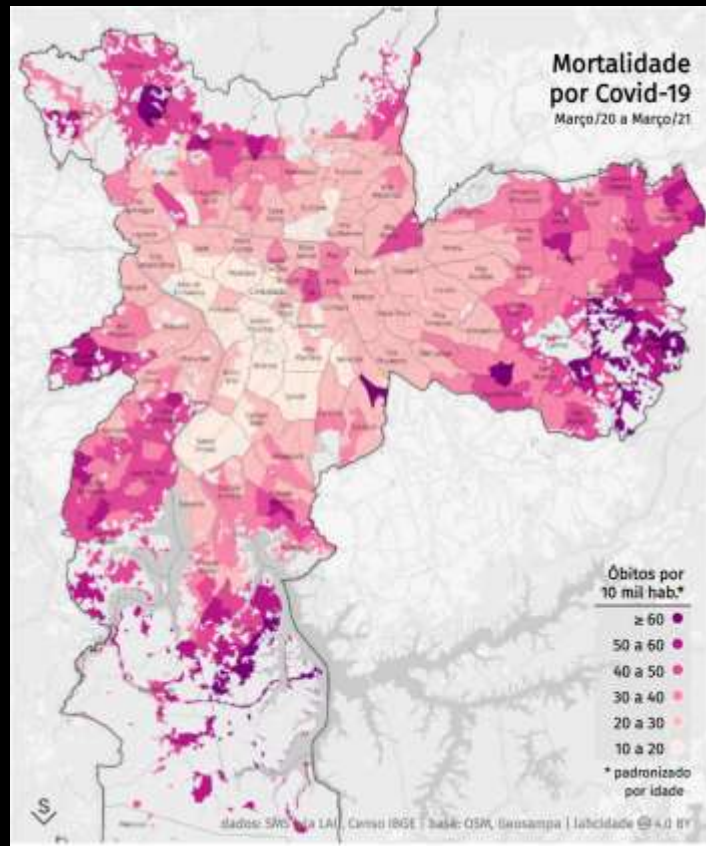


0 2 5 10 km

Source: Rais/MTE, 2010; IPVS/Seade, 2010  
Cartographic Base: MOC/SMDU; Emplasa, 2007  
Preparation: SMDU, 2016



# Death by Covid-19



## **#2 integrating tools for a housing policy**

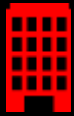


# HOUSING POLICY TOOLS



## MUNICIPAL HOUSING PLAN

Diagnostics; Programs and strategies for social housing



## SPECIAL ZONES OF SOCIAL INTEREST (ZEIS)

Areas designated to the provision of affordable housing, particularly for families whose income is lower than 3 minimum wages.

The Master Plan has doubled ZEIS areas



## LAND REGULARIZATION

Expanding tools and instruments for land regularization of informal settlements



## SOLIDARITY SHARE

Every development larger than 20.000 m² must donate 10% of its built area to social housing or the equivalent for purchasing land



## SOURCES OF FUNDING

**30% FUNDURB** (min.)



Purchasing well-located land to implement social housing + subsidizing housing programs

**25% OUC or AIU** (min.)



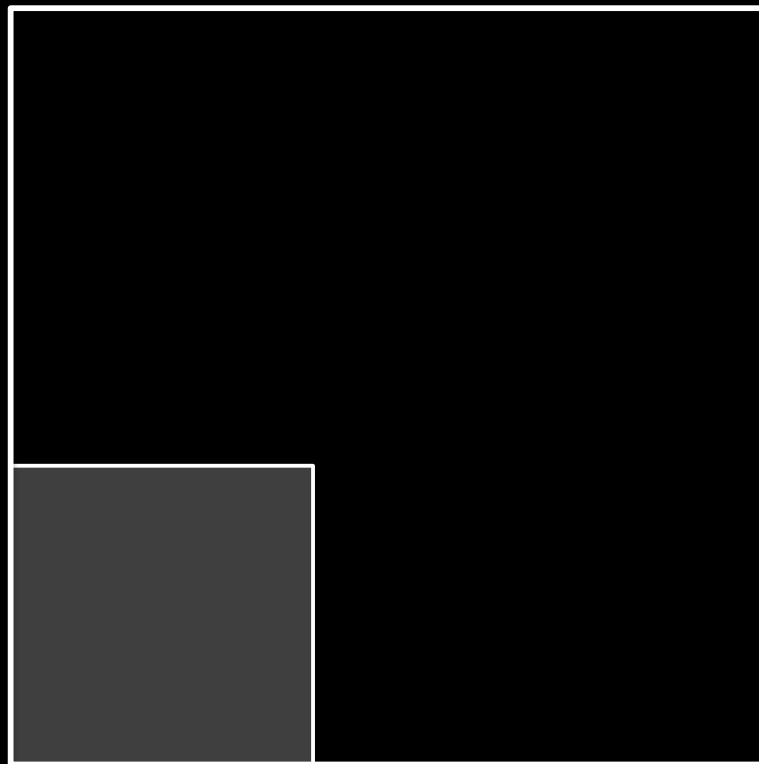
Purchasing land to implement social housing within the intervention area

**#3 providing land access**

**SÃO PAULO MUNICIPALITY**

**12M inhabitants**

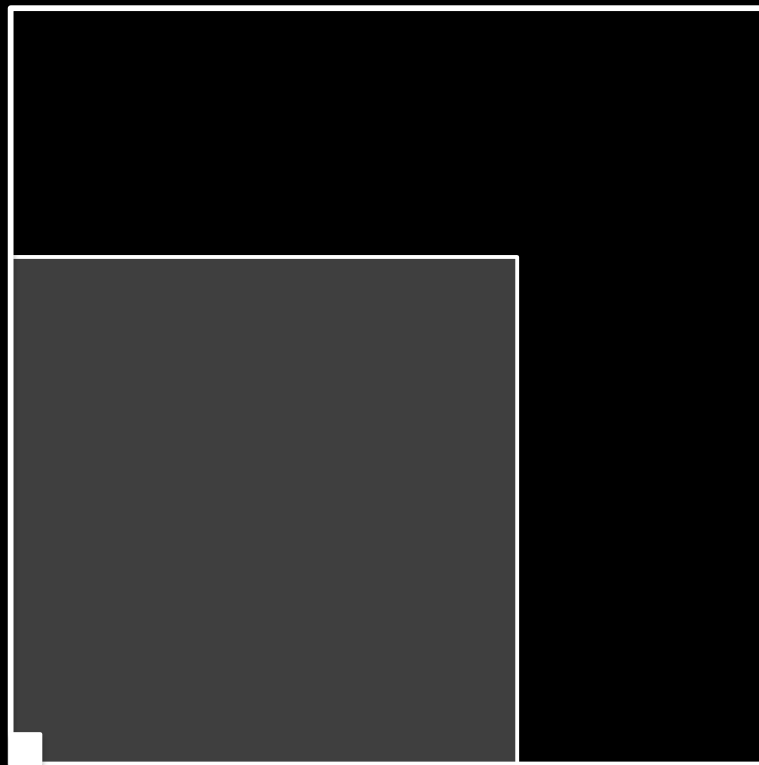
**2,2M property owners**



**SÃO PAULO MUNICIPALITY**

**12M inhabitants**

**1% of property owners  
own 45% property share**





**SÃO PAULO METROPOLIS**

**21M inhabitants**

**570.706  
housing deficit**



Source: Relatório do Deficit Habitacional no Brasil 2016-2019, FJP 2020

**SÃO PAULO METROPOLIS**

**21M inhabitants**

**570.706**  
**housing deficit**



Source: Relatório do Deficit Habitacional no Brasil 2016-2019, FJP 2020

**527,000**  
**vacant dwellings**

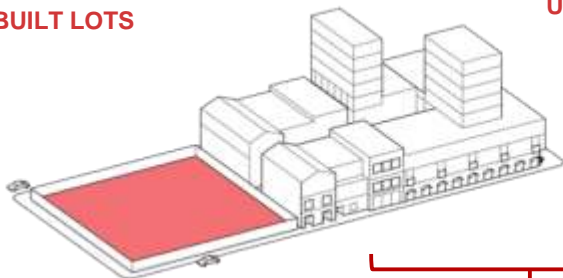


Source: Censo 2010, IBGE

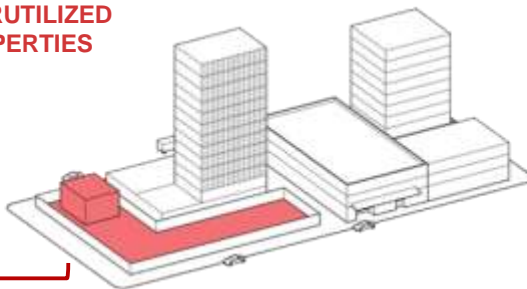
# SOCIAL FUNCTION OF PROPERTY

## Compulsory Parcelling, Use and Construction (PEUC)

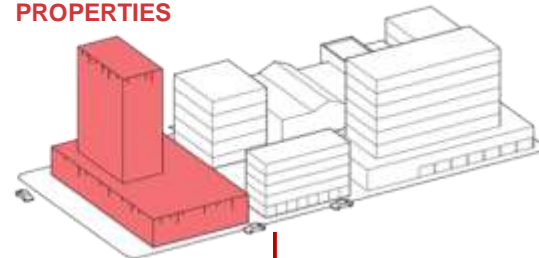
UNBUILT LOTS



UNDERUTILIZED PROPERTIES



UNUTILIZED PROPERTIES



OWNERS SHOULD

IN 1 YEAR



PRESENT  
A  
PROJECT



IN 2 YEARS



BEGIN  
CONSTRUCTION

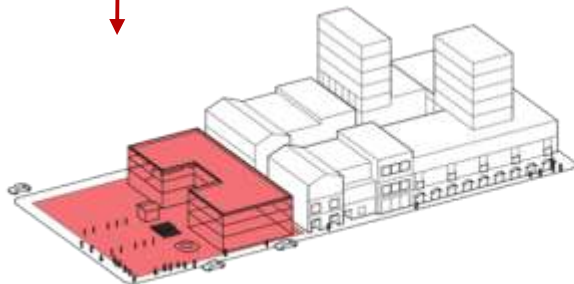


IN 5 YEARS

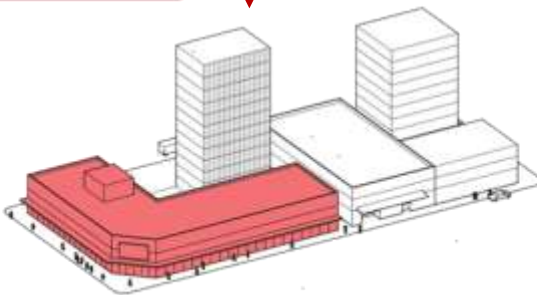


FINISH  
CONSTRUCTION

SUBDIVIDE  
OR BUILD



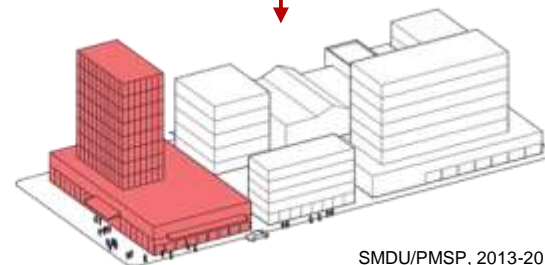
SUBDIVIDE  
OR BUILD



OWNERS  
SHOULD  
IN 1 YEAR



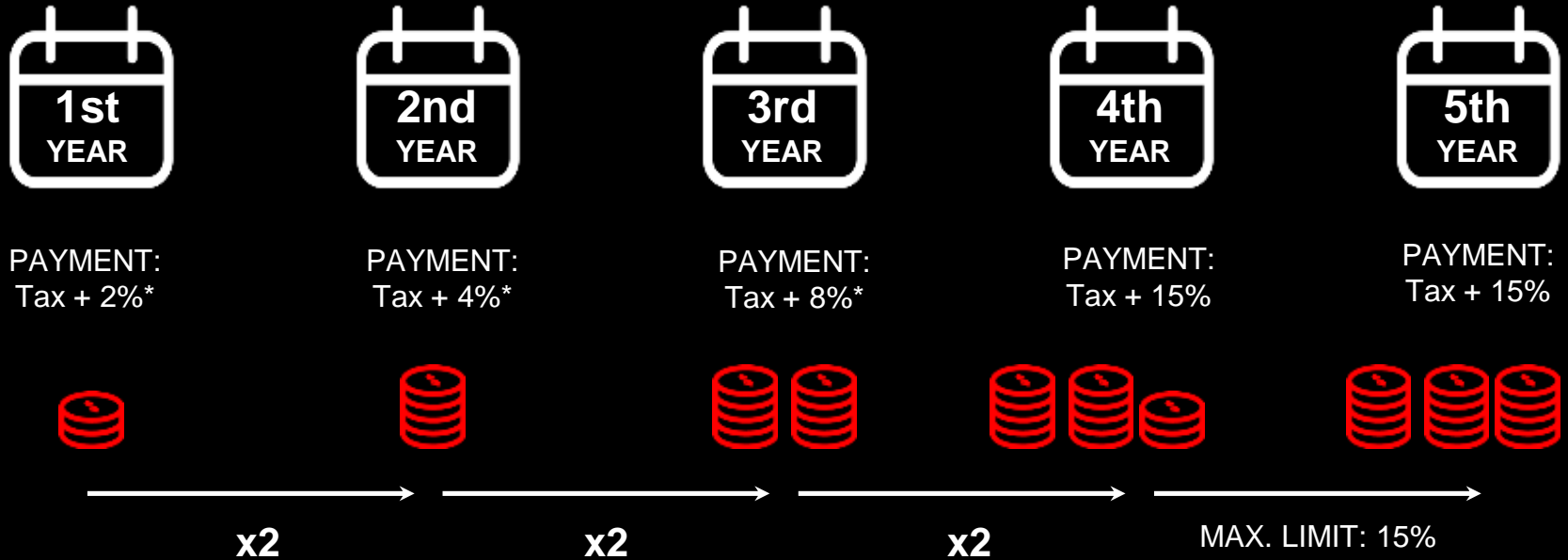
PROVIDE  
USE



# SOCIAL FUNCTION OF PROPERTY

## Progressive Urban Property Tax Over Time

If owners don't comply with deadlines, the City will be able to charge a Progressive Urban Property Tax over time



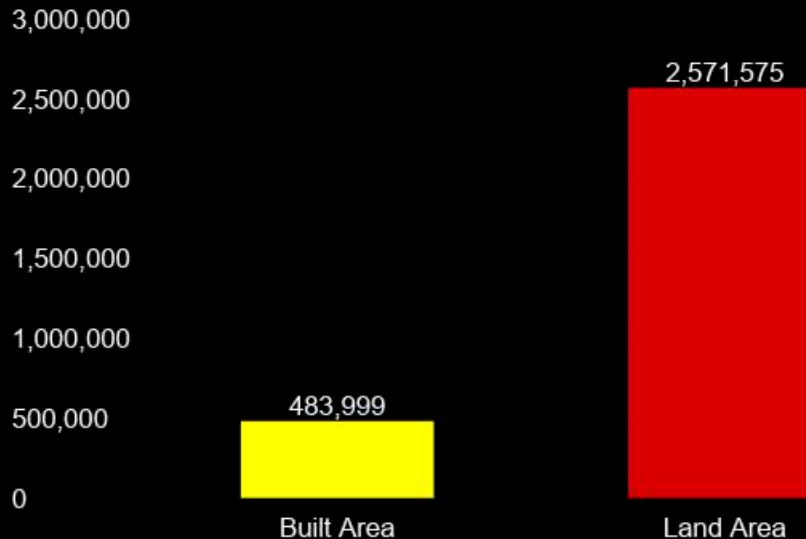
\* E.G.



## SOCIAL FUNCTION OF PROPERTY

Compulsory Parcelling, Use and Construction (PEUC)

**1260 notified properties = 2,57 million m<sup>2</sup> of land**



TOTAL LAND AND BUILT AREA OF NOTIFIED PROPERTIES

## **#4 territorializing policies**

## SPECIAL ZONES OF SOCIAL INTEREST

### ZEIS

Portions of the territory dedicated, predominantly, to provide decent housing for low income population through the provision of new Social Interest Housing (HIS) and Social Market Housing (HMP), as well as urban improvements, environmental recovery and land regularization.

40% HIS (0 to 6 minimum wages)

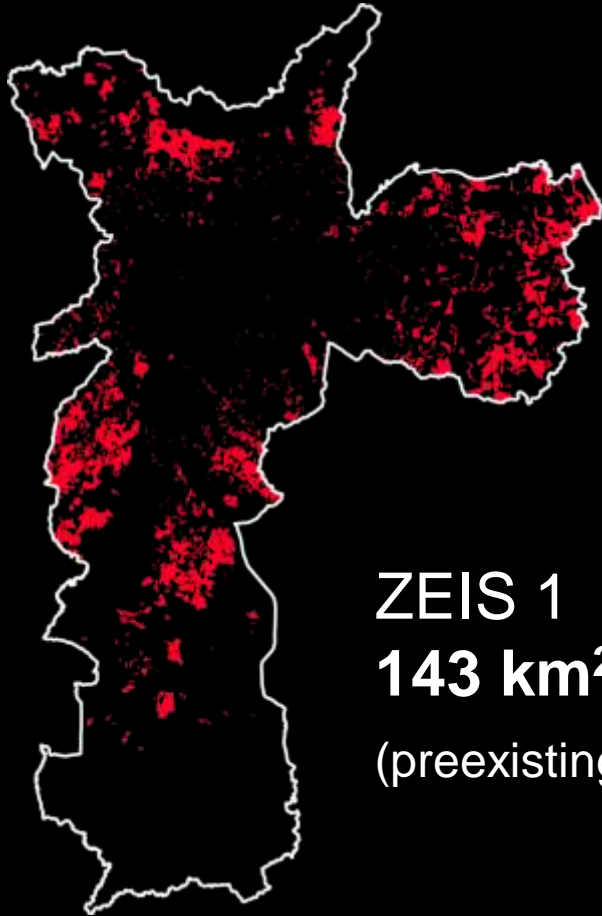
40% HMP (6 to 10 minimum wages)

20% other uses

minimum wage = US\$2,495 per year

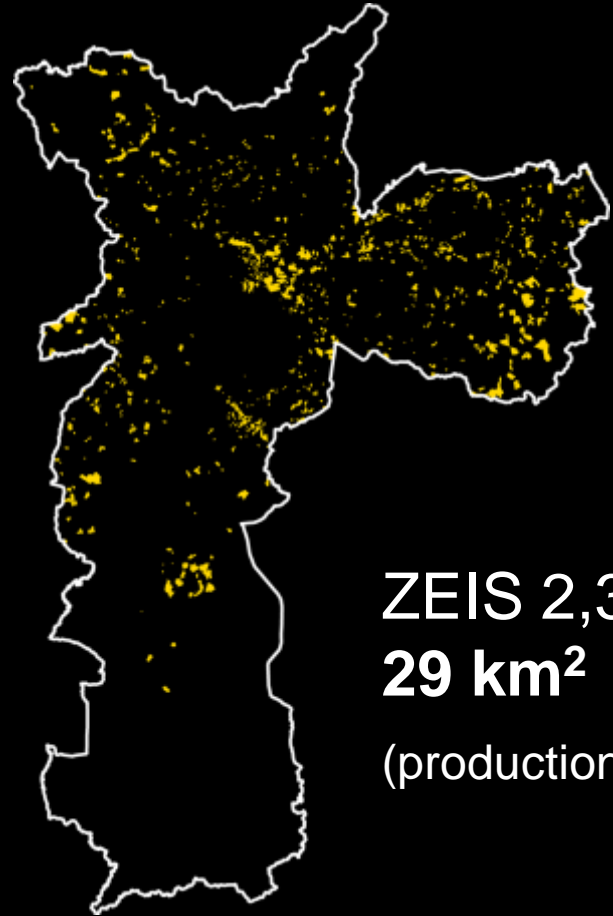
1US\$ = R\$5,29 (17.09.2021)

## SPECIAL ZONES OF SOCIAL INTEREST



**ZEIS 1**  
**143 km<sup>2</sup>**

(preexisting settlements)



**ZEIS 2,3,4,5**  
**29 km<sup>2</sup>**

(production)



**#5 funding**

# LAND VALUE CAPTURE

THE NEW MASTER PLAN (2014), DEFINES THAT  
THE BASIC (FREE) **FLOOR AREA RATIO EQUALS 1**  
**FOR THE ENTIRE CITY**



# LAND VALUE CAPTURE

Onerous Grant of Building Rights

## FUNDURB

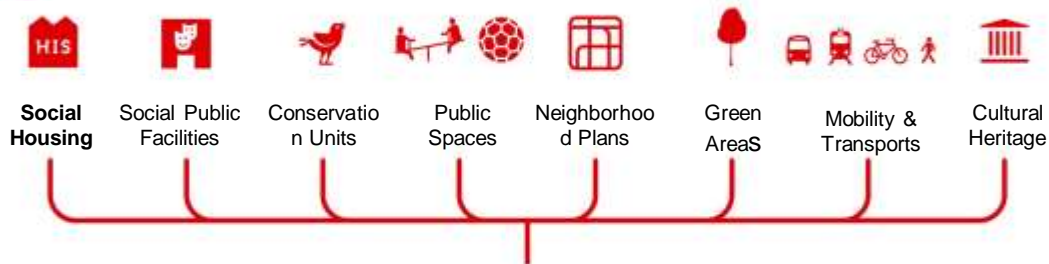
Municipal Fund for Urban Development



**MORE LAND  
VALUE IS  
CAPTURED VIA  
ONEROUS GRANT  
OF BUILDING  
RIGHTS**

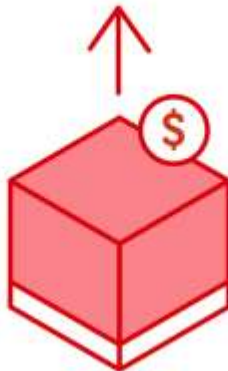
ao menos  
30%  
dos recursos

# LAND VALUE CAPTURE

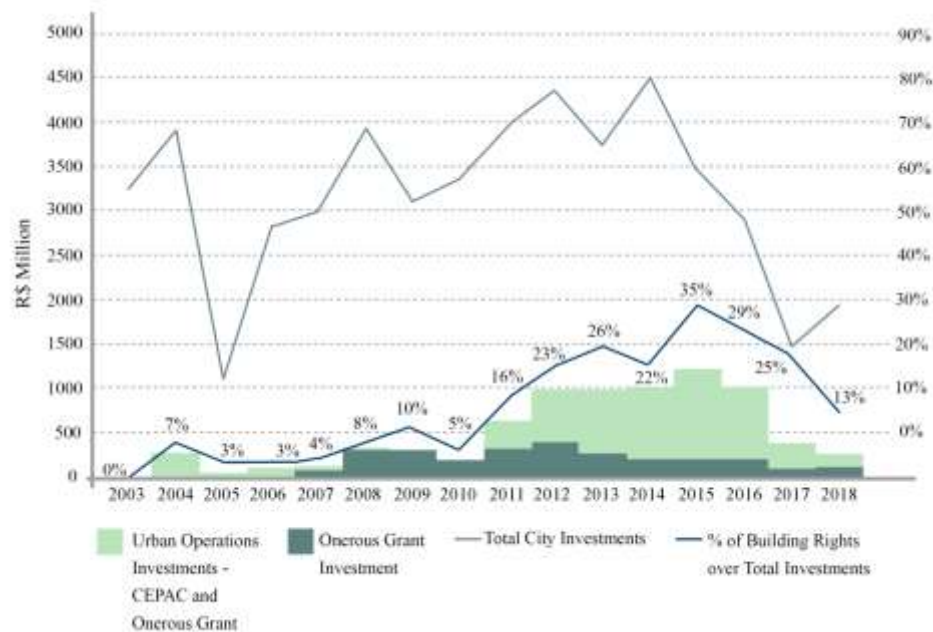


## FUNDURB

Municipal Fund for Urban Development



# LAND VALUE CAPTURE



**#6 supporting communities to reimagine their futures**



social isolation





social distancing

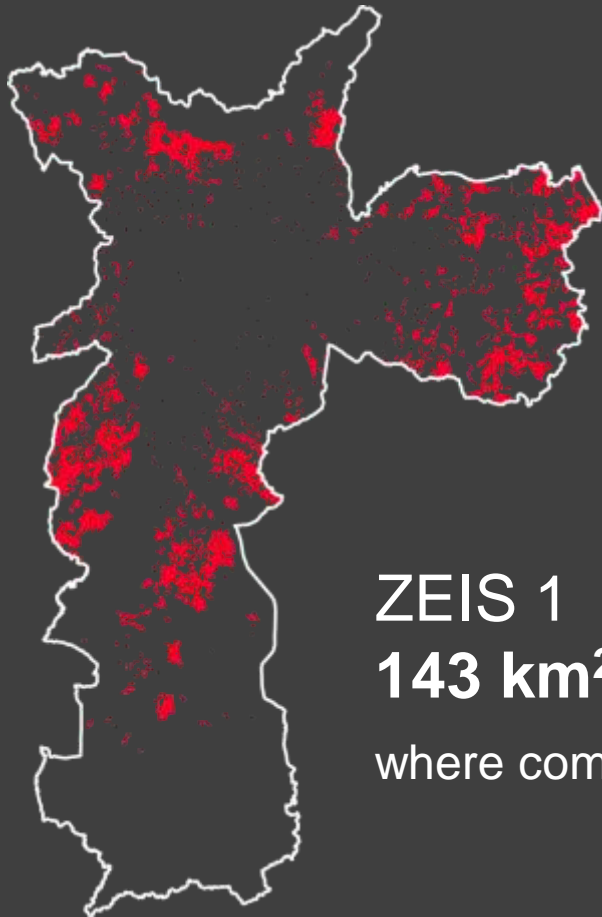


physical distancing



**strengthening of social and community bonds**





ZEIS 1  
**143 km<sup>2</sup>**

where community bonds most need to be strengthened