

São Paulo Housing Secretariat

José Floriano de Azevedo Marques Neto
Secretary of Housing

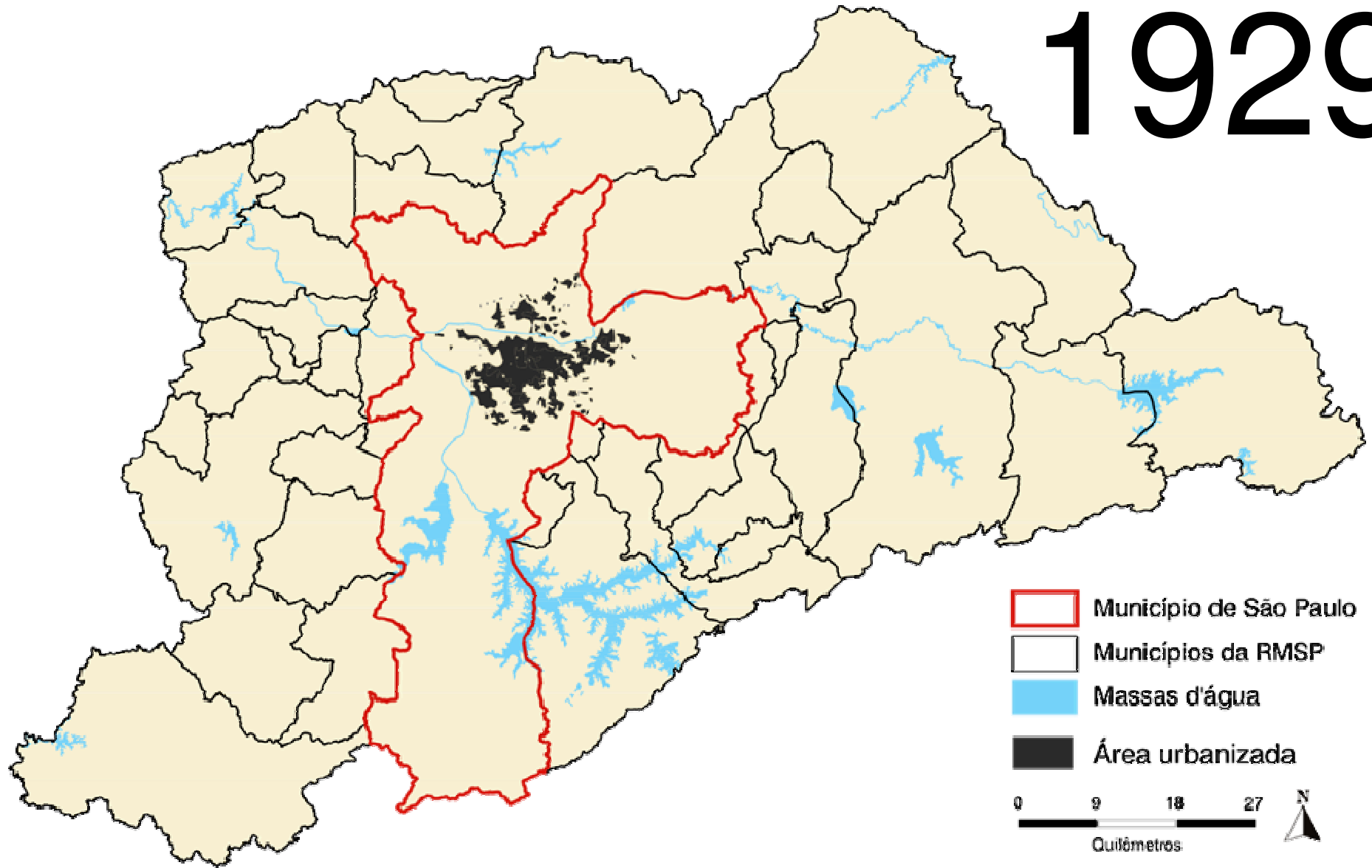
SEHAB



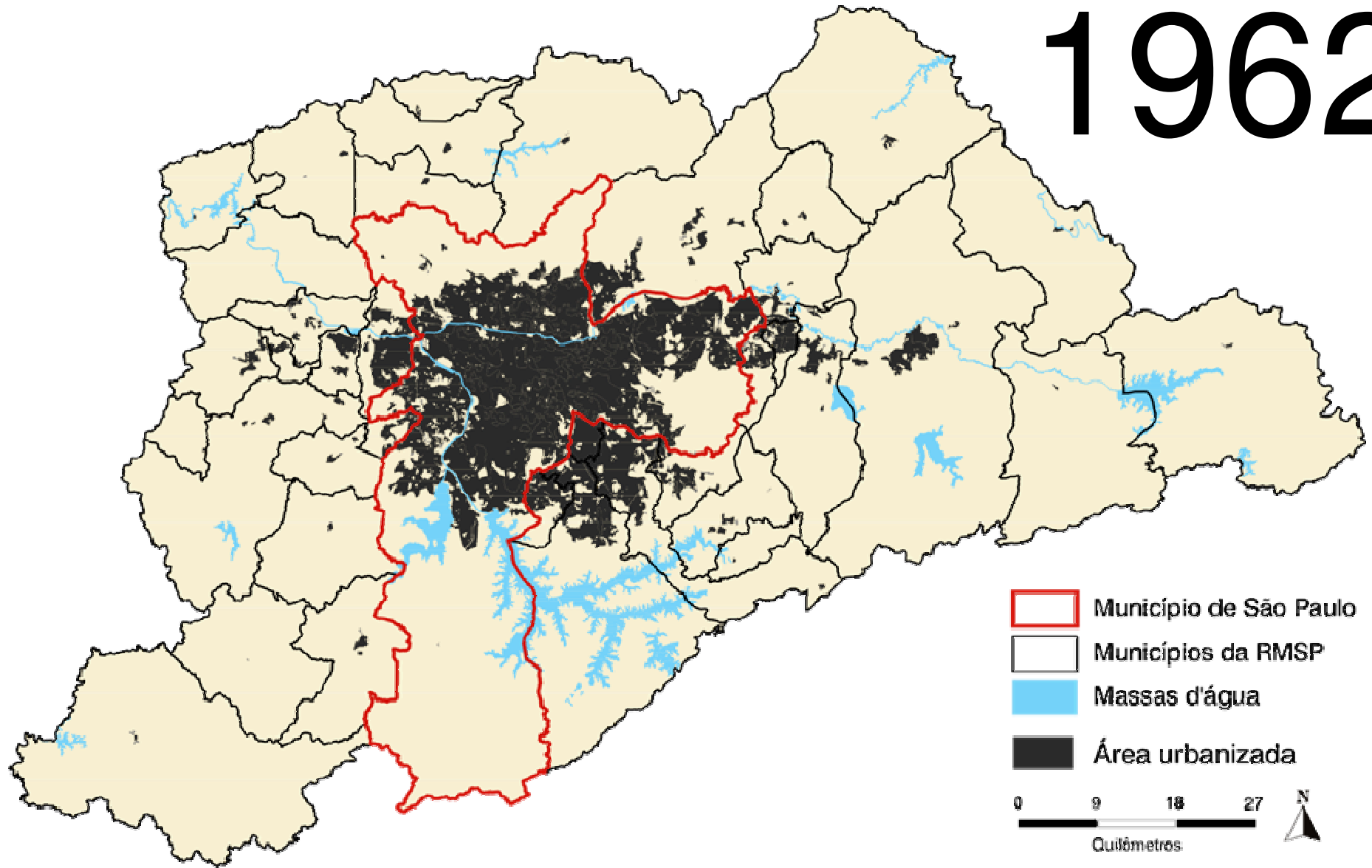
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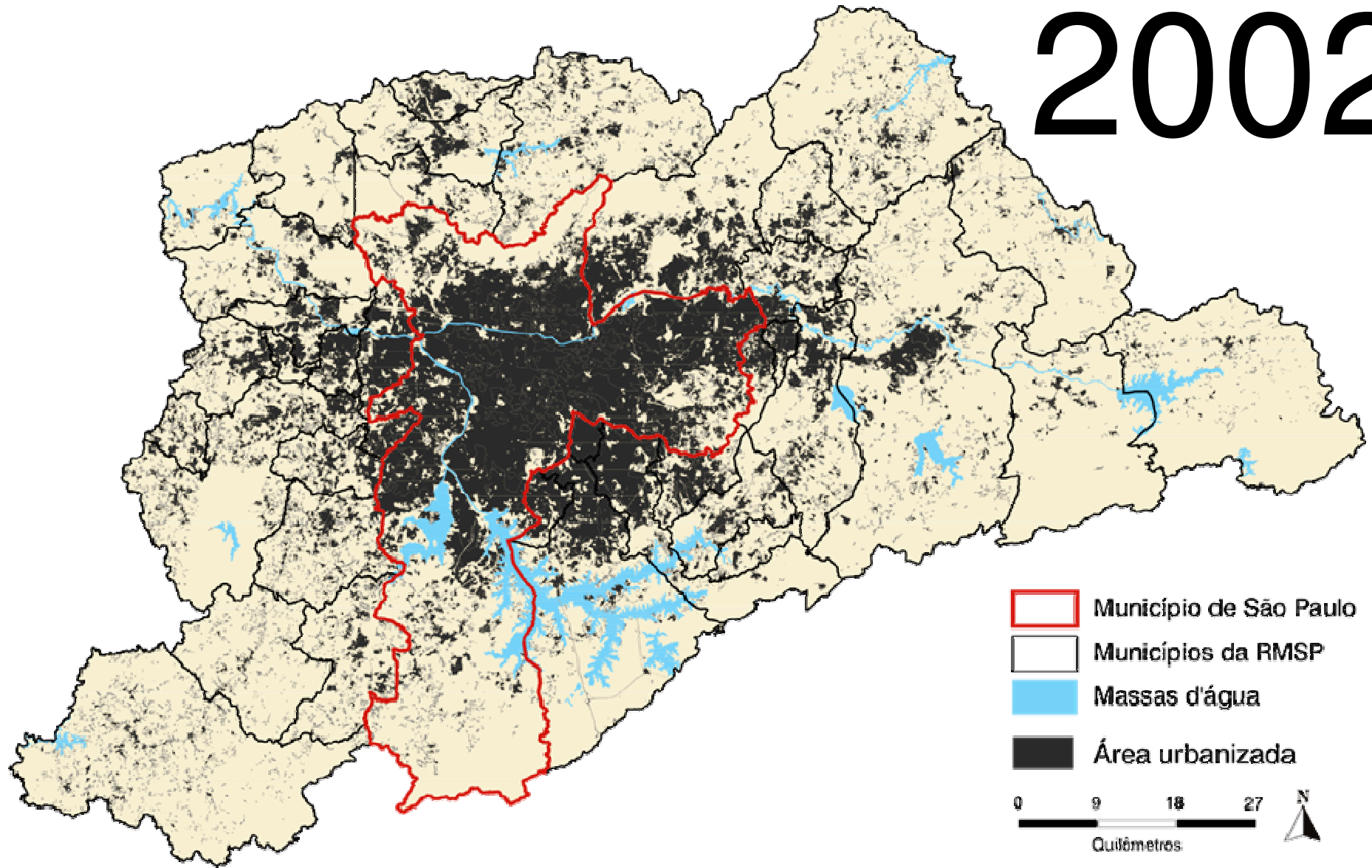
1929



1962



2002

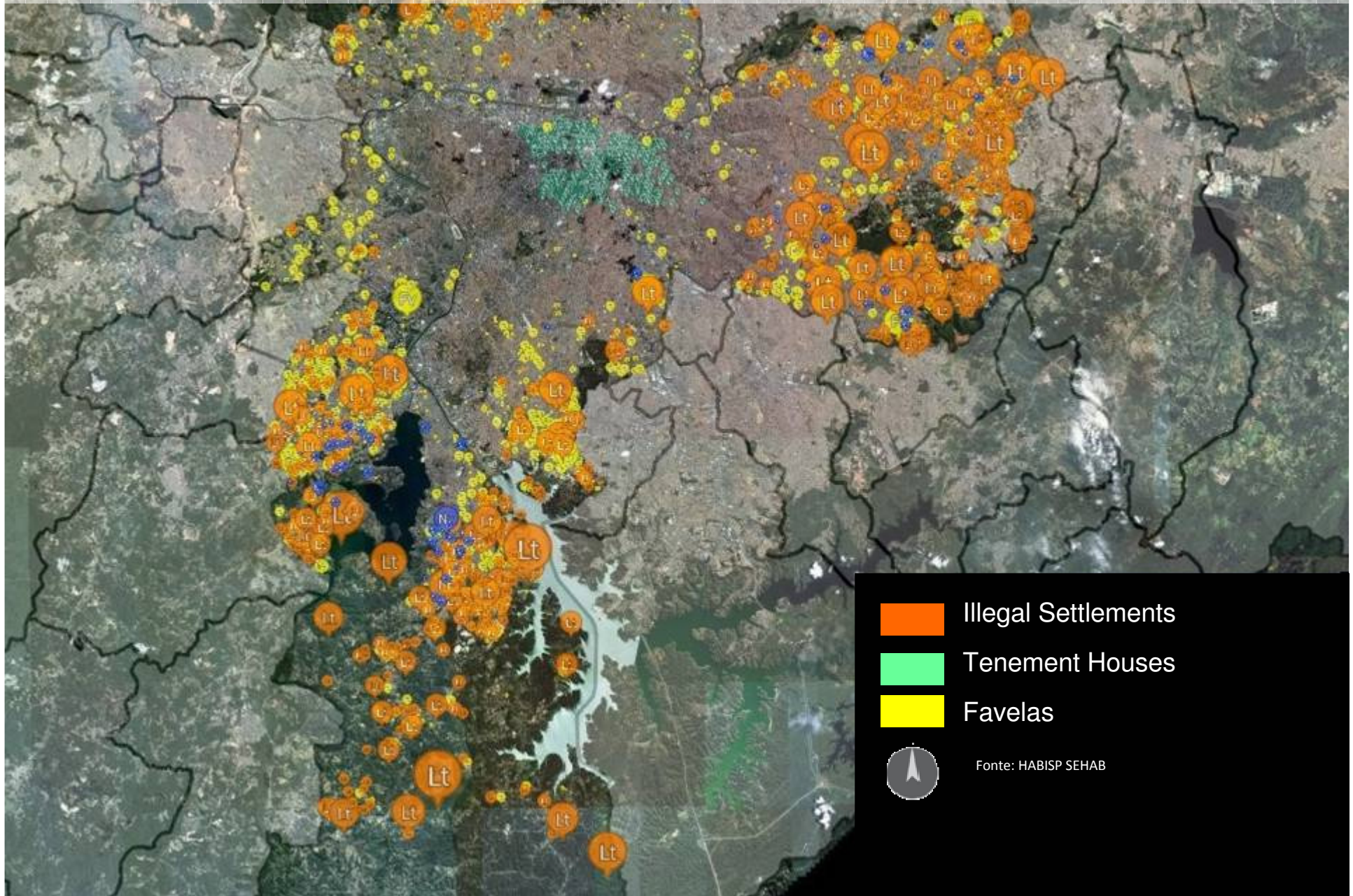




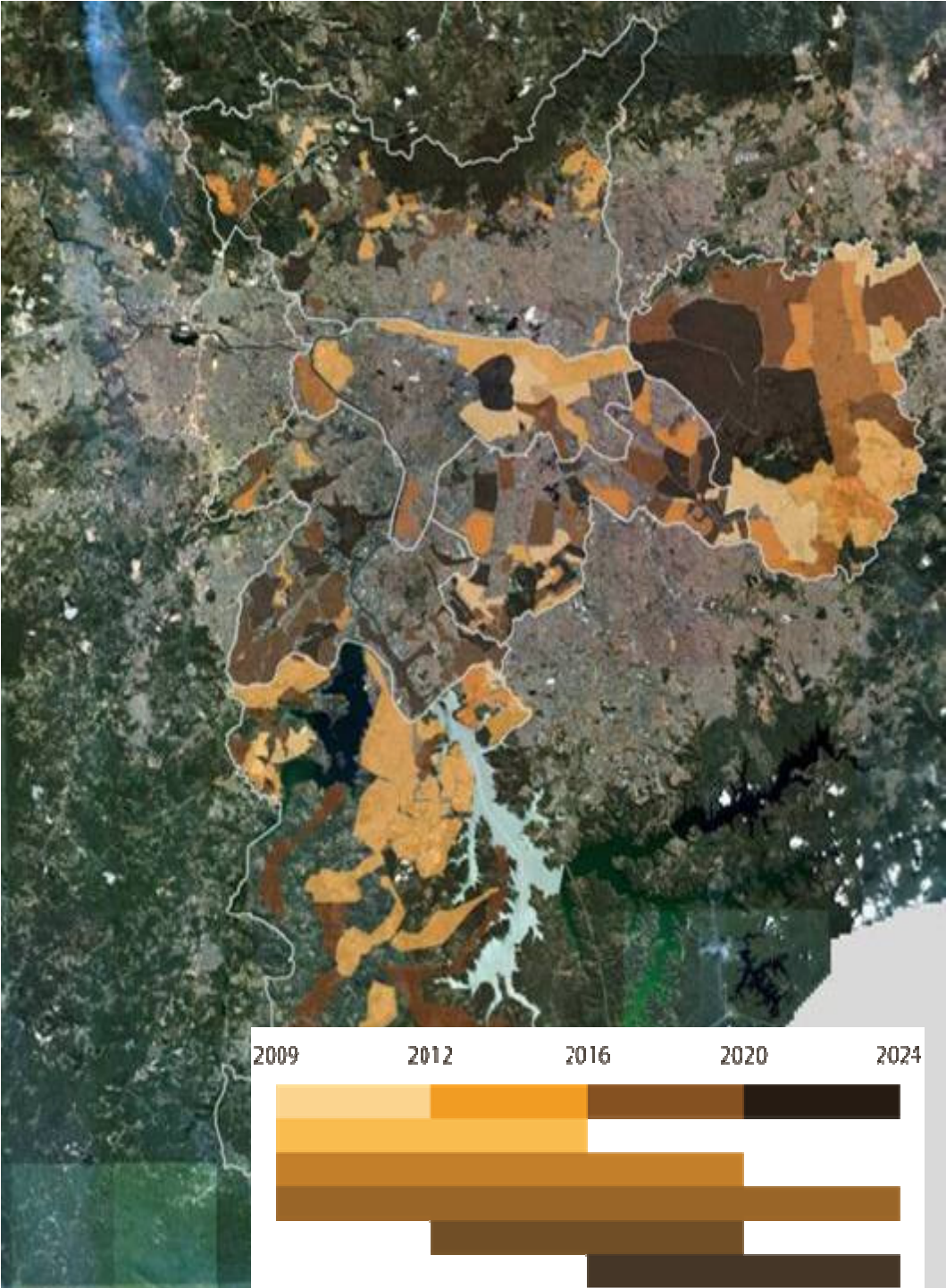
São Paulo

3 million people living in precarious settlements

Precarious Settlements



Integrated Action Perimeters



Municipal Housing Plan
2009-2024

Housing Units Production

2001-2004

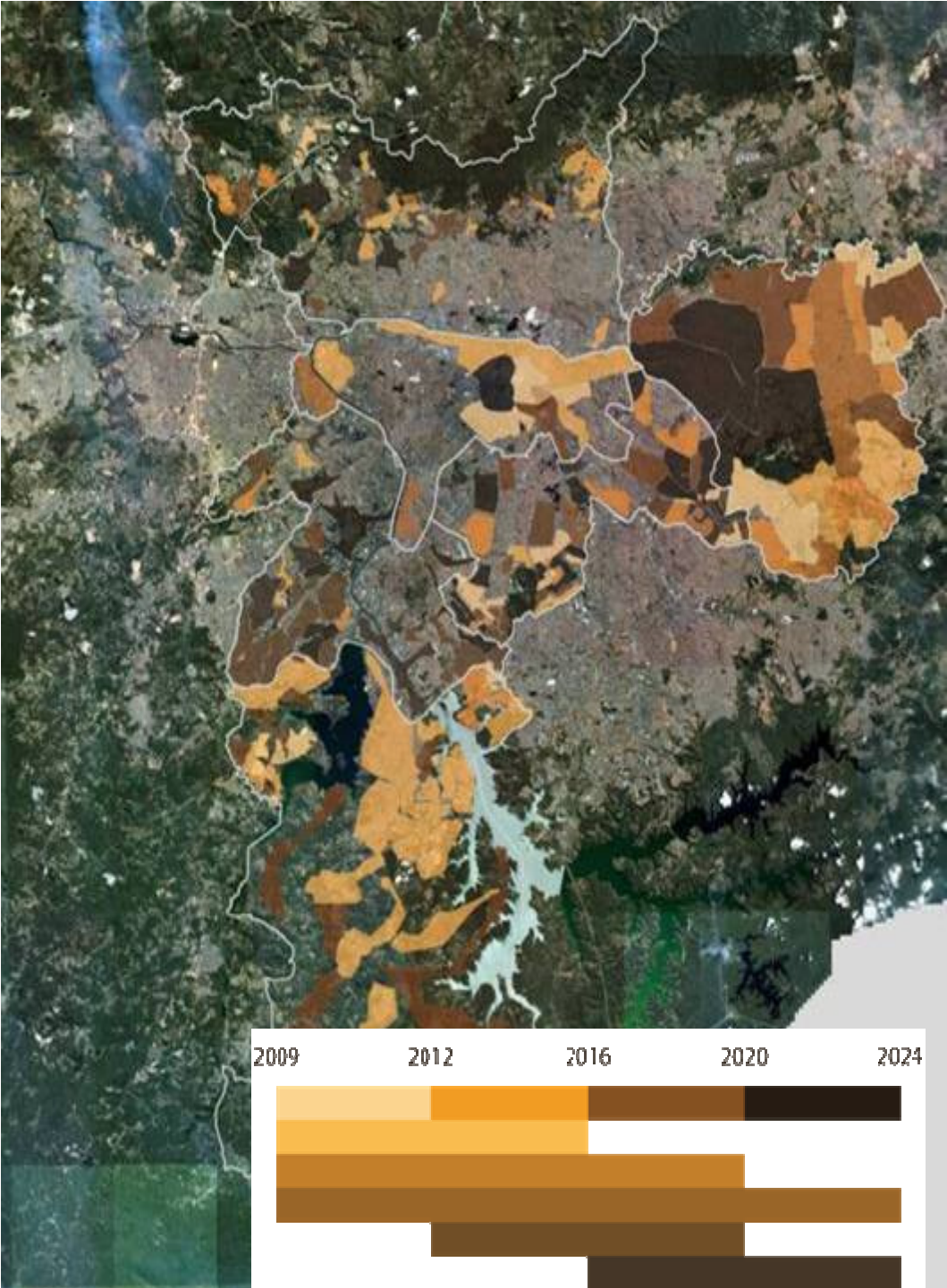
23.000 housing units

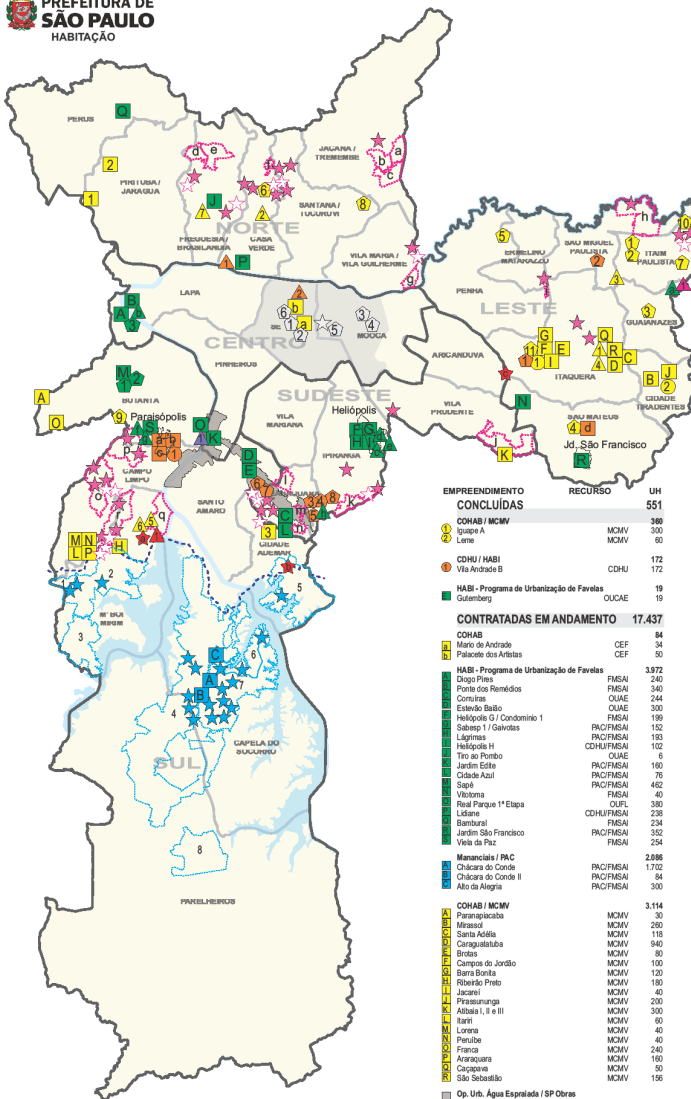
2005-2012

28.000 housing units

2013-2016

55.000 housing units





RESUMO DA SITUAÇÃO	UH
CONCLUÍDAS	551
CONTRATADAS EM ANDAMENTO	17.437
EM LICITAÇÃO	2.744
EM PROJETO	44.544
EM PLANEJAMENTO	49.935
TOTAL GERAL	115.211

SITUAÇÃO 13 JUNHO 2013

EMPREENHIMENTO	RECURSO	UH
CONCLUÍDAS		551
COHAB / MCMV		369
Ignipe A	MCMV	300
Lena	MCMV	69
CDHU / HABI	CDHU	172
Via Andrada B	CDHU	172
HABI - Programa de Urbanização de Favelas	OUCAE	19
Gutenberg	OUCAE	19

CONTRATADAS EM ANDAMENTO	RECURSO	UH
CONCLUÍDAS		551
COHAB		84
Mário de Andrade	CEF	34
Palácio das Artes	CEF	50
HABI - Programa de Urbanização de Favelas		1.972
Diogo Pires	FMSAI	240
Portão dos Remédios	FMSAI	340
Cometa	OUCAE	244
Estádio Bialli	OUCAE	300
Heliópolis G / Condomínio 1	FMSAI	189
Sabesp 1 / Galvões	PACFMSAI	152
Lágrimas	PACFMSAI	193
Heliópolis H	CDHU/FMSAI	102
Tiro ao Ponto	OUCAE	6
Jardim Gilde	PACFMSAI	160
Cidade Azul	PACFMSAI	78
Sapê	PACFMSAI	462
Victoria	FMSAI	40
Real Parque 1ª Etapa	OUFL	380
Luliani	CDHU/FMSAI	238
Bamburral	FMSAI	234
Jardim São Francisco	PACFMSAI	352
Vila da Paz	FMSAI	234
Mananciais / PAC		2.088
Chácara do Conde	PACFMSAI	1.702
Chácara do Conde II	PACFMSAI	84
Alto de Alegria	PACFMSAI	300

COHAB / MCMV	RECURSO	UH
Paranapiacaba	MCMV	3.114
Mirassol	MCMV	30
Santa Adélia	MCMV	118
Caraguatatuba	MCMV	940
Brotas	MCMV	80
Campes do Jordão	MCMV	100
Barral Bonita	MCMV	120
Ribeirão Preto	MCMV	180
Jacareí	MCMV	40
Prataguara	MCMV	200
Atibaia I, II e III	MCMV	300
Itaí	MCMV	60
Lorena	MCMV	40
Peruíbe	MCMV	40
Francos	MCMV	240
Araçuaçu	MCMV	160
Cajazeiras	MCMV	50
São Sebastião	MCMV	156

OP. URB. ÁGUA ESPRALADA / SP OBRAS	RECURSO	UH
Área 5	OUCAE	161
Área 12	OUCAE	74
Área 22	OUCAE	19
Área 24	OUCAE	24
Área 42	OUCAE	44
FDS / CEF / COHAB		1.148
Lado de Judi	FDS/COHAB	113
Vale das Flores	FDS/COHAB	63
Via Patrimonial	FDS/COHAB	96
Franco Ferraz	FDS/COHAB	198
João Maria Amaral	FDS/COHAB	198
São Francisco Lajeado	FDS/COHAB	252
Vila de São Miguel	FDS/COHAB	128
Copamar - Conquista	FDS/COHAB	27
Copamar - Novo Horizonte	FDS/COHAB	63
CDHU / HABI		516
Via Andrada G	CDHU	116
Via Andrada C	CDHU	112
Vila Andrada E	CDHU	122
Parque Boa Esperança	CDHU	160
PARTICULARES		2704
Parque São Rafael	CDHU	980
Encamp	EMC/MCMV	1724

EMPREENHIMENTO	RECURSO	UH
HABI - Programa de Urbanização de Favelas	CDHU	3.432
Lagoado	CDHU	675
Major Palácino	MCMV/Casa Paul.	911
Heliópolis/Sabesp 2 / 1ª Etapa (desap.)	CDHU/FMSAI	720
Heliópolis/Sabesp 2 / 2ª Etapa (desap.)	CDHU/FMSAI	480
Dieta G / Condomínio 2	FMSAI	221
João Cabral / Vila da Paz	FMSAI	122
Diogo Pereira / Vila da Paz	FMSAI	200
São Pedro e Lúcio	FMSAI	160
Comércio CDHU / SEHAB / COHAB	CDHU	228
Minas Gas	CDHU	100
Ubatuba / São Caetano	CDHU	128

EM LICITAÇÃO	RECURSO	UH
EM LICITAÇÃO		2.744
HABI - Programa de Urbanização de Favelas		315
Real Parque 2ª Etapa	OUFL	315
Comércio CDHU / SEHAB / COHAB	CDHU	452
COHAB / MCMV		1.497
Americana	MCMV	231
Amorim	MCMV	154
Arigatuba	MCMV	294
Caranduaçu	MCMV	152
Porto Feliz A	MCMV	298
Porto Feliz B	MCMV	140
Tapá	MCMV	228
URB / MCMV		480
Ponte Basca	MCMV	480

EM PROJETO	RECURSO	UH
EM PROJETO		44.544
COHAB / MCMV		4.541
Anjá	MCMV	120
Carla Isabel	MCMV	293
São Carlos	MCMV	458
Chácara de Pedra / Jd. de Conquista	MCMV	678
Agudos	MCMV	452
Sumaré / Elza Conquistas	MCMV	210
Angélica (desap.)	MCMV	444
Antonio Sampaio (desap.)	MCMV	231
Luiz Salgado / Vila da Paz (desap.)	MCMV	550
Itaim Ubirivu	MCMV	152
Parque Sarney II 5354	MCMV	888
Mananciais		21.698
Terenos em Desapropriação nos Lotes de Intervenção	MCMV	20.321
Lote 1	MCMV	1
Lote 2	MCMV	1
Lote 3	MCMV	1
Lote 4	MCMV	1
Lote 5	MCMV	1
Lote 6	MCMV	1
Lote 7	MCMV	1
Lote 8	MCMV	1
Favelas / Áreas Públicas	PACFMSAI	1.377

RENOVA SP	RECURSO	UH
RENOVA SP		9.852
Terenos em Desapropriação nas Macroáreas de Intervenção	MCMV	4.852
Cabaçu de Cima 7	MCMV	1
Cabaçu de Cima 8	MCMV	1
Cabaçu de Cima 9	MCMV	1
Cabaçu de Baco 4	MCMV	1
Cabaçu de Baco 5	MCMV	1
Cabaçu de Baco 12	MCMV	1
Jardim Jabão 1	MCMV	1
Água Vermelha 2	MCMV	1
Tiquatã 2	MCMV	1
Oratório 1	MCMV	1
Menores 1	MCMV	1
Água Espraiada 2	MCMV	1
Água Espraiada 5	MCMV	1
Cordeiro 1	MCMV	1
Prataguara 5	MCMV	1
Prataguara 7	MCMV	1
Portão Basca 4	MCMV	1
Morro do S/A	MCMV	1
Favelas / Áreas Públicas	PACFMSAI	5.000

COHAB / Renova Centro e Centro Ampliado	RECURSO	UH
COHAB / Renova Centro e Centro Ampliado		2.073
Lord Hotel	PPP	176
Camargo	PPP	121
Castel Garcia	PPP	30
Bela Vista	OUCAE	207
Bresser XIV	PPP	129
Ante Palácio	PPP	43
Edifícios em Desapropriação	PPP	1.277
Comércio CDHU / SEHAB / COHAB		2.282
Ignipe B	CDHU	614
Joãoim Leal II	CDHU	400
Jabaquara	CDHU	101
Jabaquara C	CDHU	148
Jabaquara D	CDHU	93
Jabaquara E	CDHU	50
Jabaquara F	CDHU	54
Sabaco E	CDHU	393
Campo Belo A B C	CDHU	432
Desapropriação - HABI / MCMV		687
Água Preta	MCMV	222
Domínio Martinelli	MCMV	275
Barão de Antonina	MCMV	160

OP. URB. ÁGUA ESPRALADA / SP OBRAS	RECURSO	UH
OP. URB. ÁGUA ESPRALADA / SP OBRAS		3.431

LEGENDA
 ○ Obra Concluída
 ◻ Obra em Andamento
 ◻ Obra em Licitação / A iniciar
 ◻ Em Projeto
 ☆ Levantamento de Terrenos
 --- Delimitação das Regiões
 --- Limite das Subprefeituras
 --- Zona Verde
 --- Limite das Áreas de Mananciais
 --- Rios Pirineais / Tietê

EMPREENHIMENTO	RECURSO	UH
EM PLANEJAMENTO		49.935
Total		39.947
Centro Ampliado / Setor Privado		
Condomínio Assisted	Casa Paulista	20.000
COHAB - Op. Urb. Água Espraiada	MCMV	4.178
Terenos da Urubici - SPU	MCMV	3.520
MCMV Estádios	FDS/COHAB	6.448
Petrópolis / Heliópolis	CDHU	4.500
Obras de Drenagem SIURB		3.120
Levantamento de Terrenos		
Ponte Basca	MCMV	320
Zavatus	MCMV	2.000
Aticanduba	MCMV	800
Levantamento de Terrenos Renova SP		7.768

SITUAÇÃO 10 JULHO 2013

Program Goals 2013 - 2016

Goal 6

Expand access to adequate housing

• Mark 29 – Get land, design, bid, license, ensure the funding source and produce **55 thousand housing units.**

• Mark 30 – Benefit **70 thousand families** through the Informal Settlements Upgrading Program

• Mark 31 – Benefit **200 thousand families** through the Land Regularization Program

Goal 14

Protect the natural resources preserving the watershed and water resources areas, expanding the green areas and monitoring risk areas

• Mark 66 – Complete phases I and II of Mananciais Program and benefit **70 thousand families.**

Housing – Funding Models



Model 1

- Municipality expropriates land in market value
- Federal Government contribution of USD 35.000 (Minha Casa Minha Vida Program)
- Contractor builds the project
- SEHAB indicates the population to be covered with housing units

Model 2

- Contractor buys land
- Federal Government contribution of USD 35.000 (Minha Casa Minha Vida Program)
- State Government contribution of USD 9.000 (Casa Paulista)
- Municipal Government contribution of up to USD 9.000 (Casa Paulistana)
- Contractor builds the project
- SEHAB indicates the population to be covered with housing units

Model 3

- Public Private Partnership developed by the State of São Paulo
- Buildings to be revitalized in downtown area
- SEHAB / State of São Paulo indicates the population to be covered with housing units

Housing – Integrated Approach

The hiring of new projects is subjected to the presentation of an *Instrument of Commitment* by the local government based on a **Diagnostic Report of Demand for Equipment and Public Services** accompanied by a Responsibility Matrix.

This Report should provide an assessment of demand to be generated by the project for education, health care, transportation, trade and infrastructure in a radius of two thousand five hundred meters (2.500 m) around the project



Paraisópolis – Córrego do Brejo (Before)



Paraisópolis – Córrego do Brejo (After)



Jardim Edite – 250 Apartments



Jardim Edite



- Housing
- Restaurant
- Day Care Center



Gutenberg – 19 Apartments



Real Parque – 380 Apartments | Recreation Facilities



Corruíras – 244 Apartments



Paraisópolis



Nova Jaguaré



Heliópolis



Heliópolis



Heliópolis

Before



After



WELBEDACHT

Metropolis . CGLU | Durban . São Paulo



Metropolis . CGLU | Durban . São Paulo



- This program has already achieved success and allowed us to **share experiences** and **good practices**, as well as to **evaluate and improve** those that were not as efficient as expected.

- Access to decent housing is considered crucial to poverty reduction, but only **integrated actions** that also include **social work** as a pillar of housing policy, can lead to full **local economic development** and **empowerment of vulnerable populations**.

- The technical and strategic partnership between the cities of **São Paulo** and **Durban** is based on a strong commitment of both cities and is expected to serve as a **pilot project**. At the end of this partnership there will be the possibility to **replicate such practices** in other communities of Durban.

Metropolis . CGLU | Durban . São Paulo



- SOCIAL WORK

There should be a Social Work Program developed for the area with capacity training and community empowerment with special focus on the role of women.

- DENSIFICATION

It is observed a low densification in Welbedacht (8 housing units per hectare) while in most of Brazilian cities this number is about 25 housing units. This raises the cost of infrastructure provision as it must reach far away communities. There should be a zoning revision that could allow more densification for the area.

- ARCHITECTURE AND DESIGN FEATURES

There should be an observation of local building codes with respect to sanitation, ventilation and accessibility. It is necessary to ensure accessibility for all disabled people for housing and public facilities and urban services.

- PRIORITIZATION SYSTEM

The systems to prioritize interventions in the territory of both cities have a lot to learn from each other. The exchange of knowledge about integrated action in the territory is a key element of our cooperation.

- FINANCIAL MODEL

The creation and institutionalization of a Housing Trust Fund that can generate jobs and income creating a cycle in which people can pay for housing units and for urban services – financially or with social services. Brazil's experience shows that approximately 30% of the population of cities are employed in construction work.



Nelson Mandela Residential Complex

