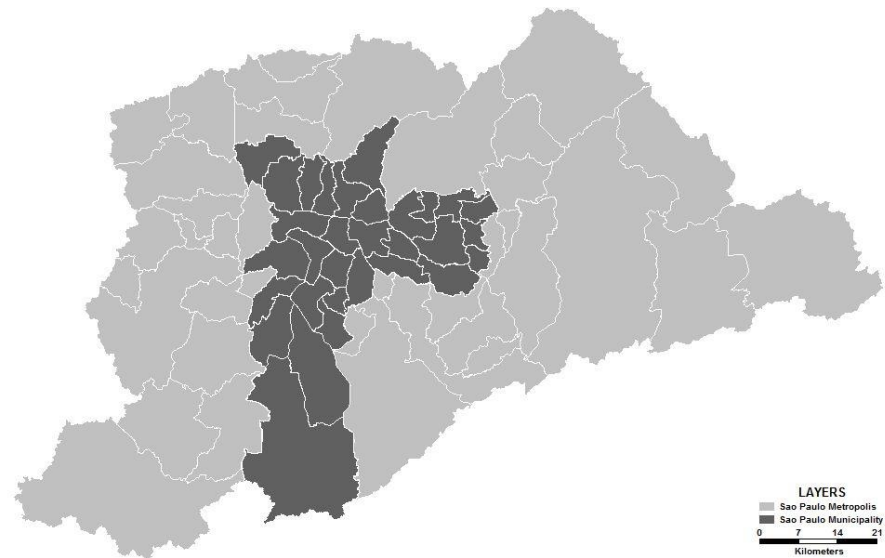


# BRICS City Lab II Workshop

Adaptive and Transformative Governance for  
Large City Development

City Governance in the Municipality of São Paulo  
Kazuo Nakano

7-9 December 2016  
Moscow



## FORMAL JOBS X SOCIAL VULNERABILITY



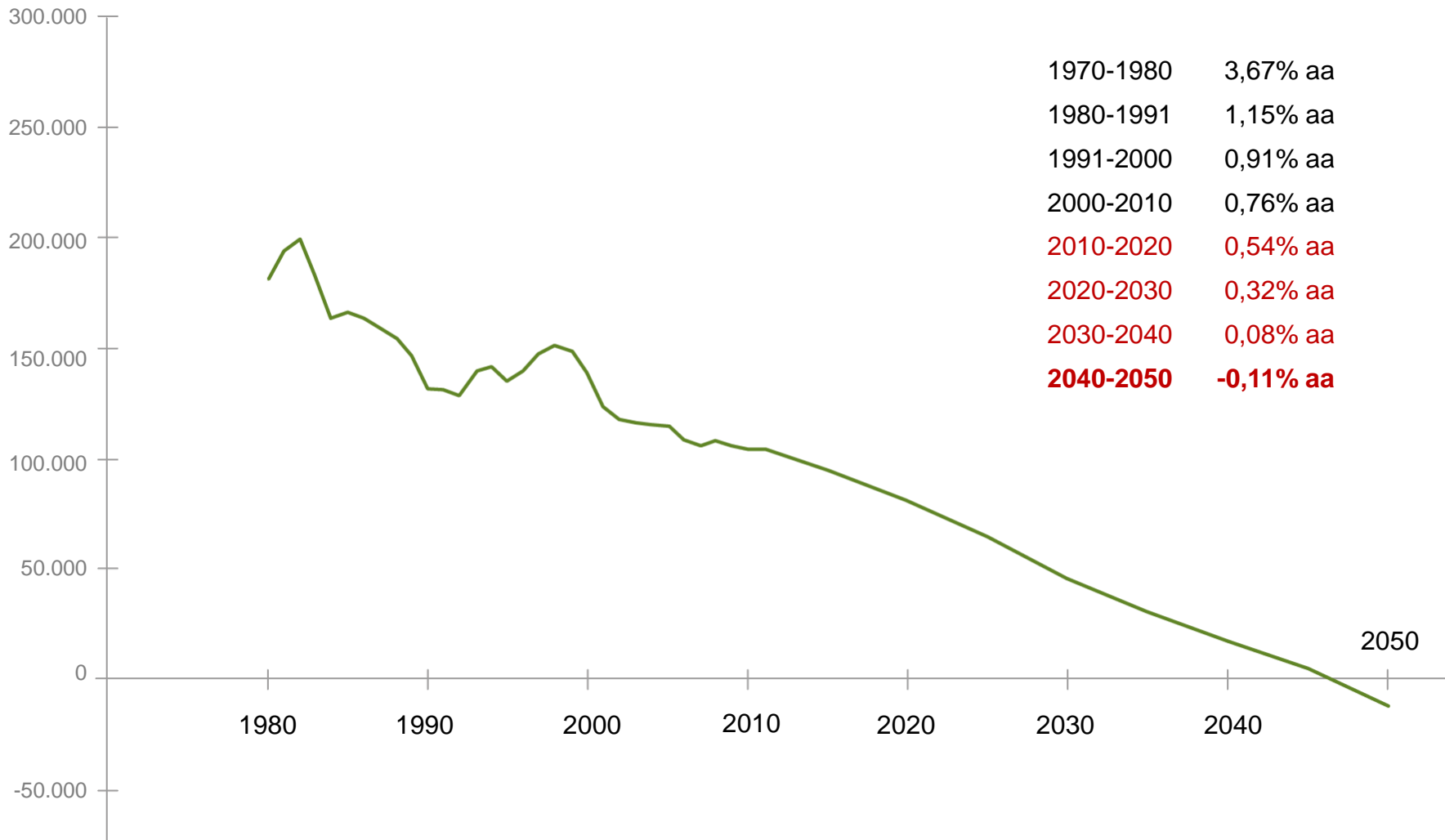
0 2 5 10 km

Fonte: Rais/MTE, 2010; IPVS/Seade, 2010  
Base Cartográfica: MDC/SMDU; Emplasa, 2007  
Elaboração: SMDU, 2014

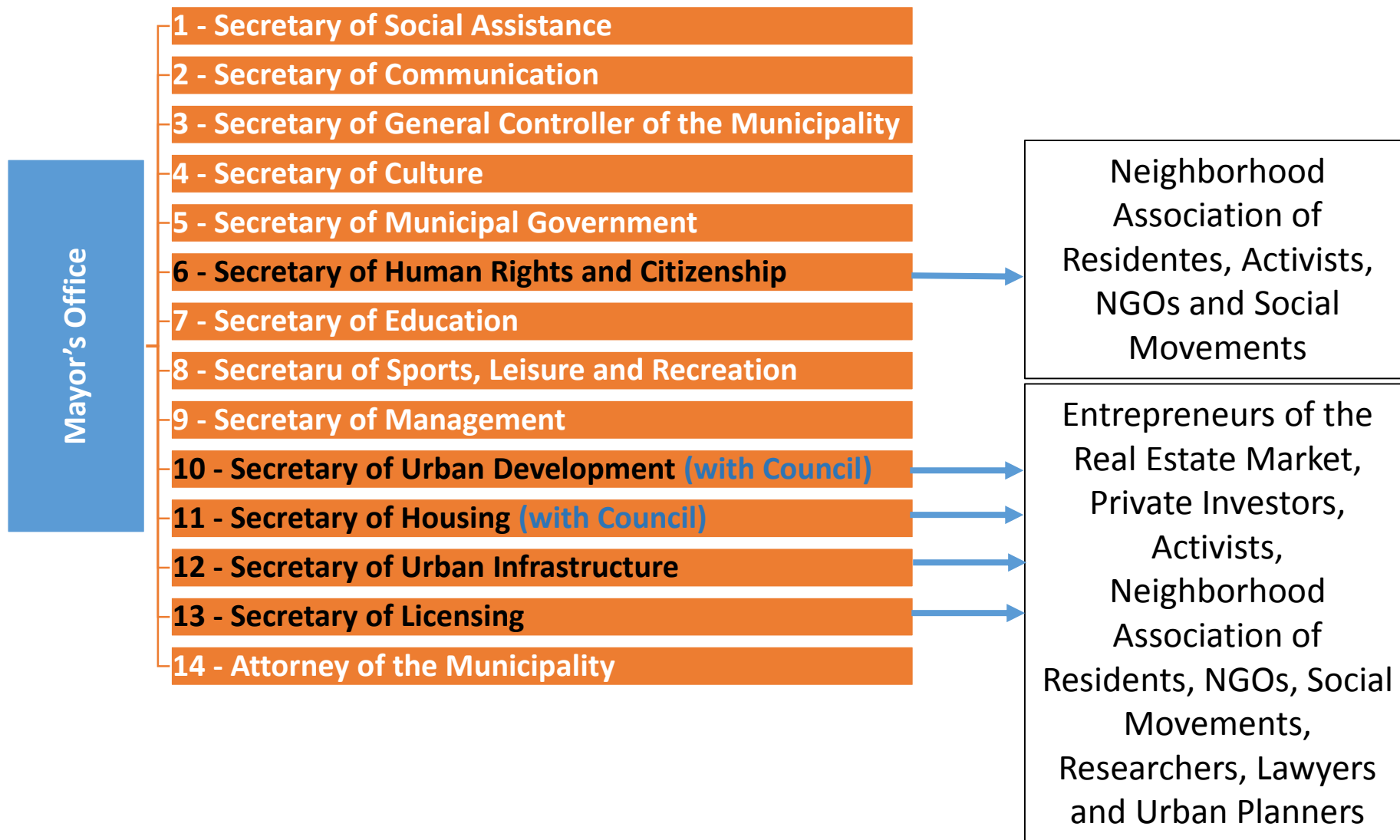
# Social Housing Needs

- Social Housing Deficit (2010) – 872.026 housings (24,16%)
- Population living in favelas and informal land subdivisions (2012) – 921.982 people (8,12%)

# POPULATION GROWTH RATE – SÃO PAULO MUNICIPALITY – 1980-2040



# Institutional Structure of the Prefecture of São Paulo



# Institutional Structure of the Prefecture of São Paulo



# São Paulo Municipality Budget - 2015

Revenues – US\$	Expenses – US\$	Balance – US\$
13.850.359.485,10	13.546.667.055,86	303.692.429,24

**Local Tax Revenues:**  
**US\$ 6.464.308.463,51**  
**46,7%**

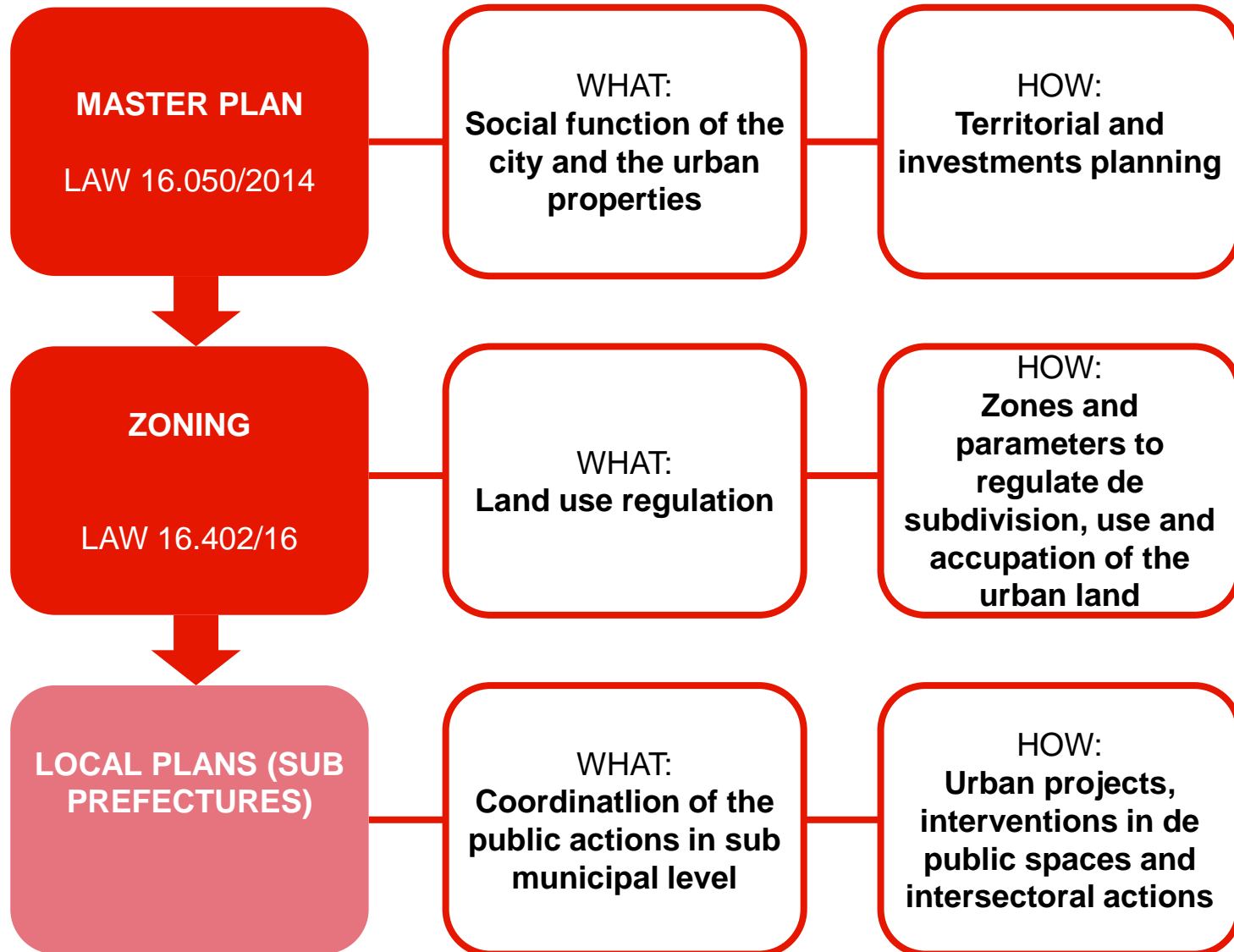
- Property Tax
- Services Tax
- Property Transfer Tax

**Investments:**  
**US\$ 1.292.447.142,46**  
**9,5%**



# Tension in the City Governance

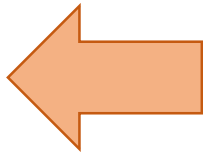




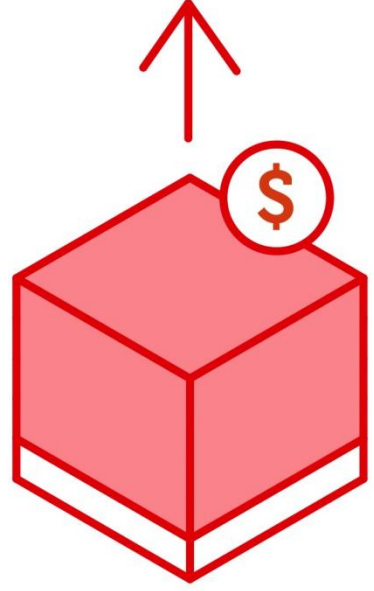
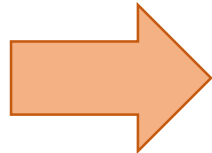
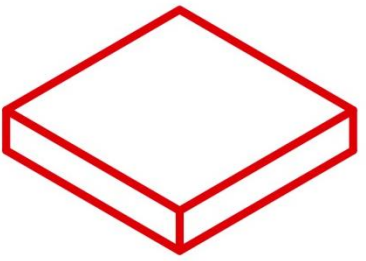
**Urban Development  
Municipal Fund**

- Social Housing
- Urban Infrastructure, Equipments
- Transit System
- Urban Projects
- Heritage
- Green Areas
- Environmental Protection

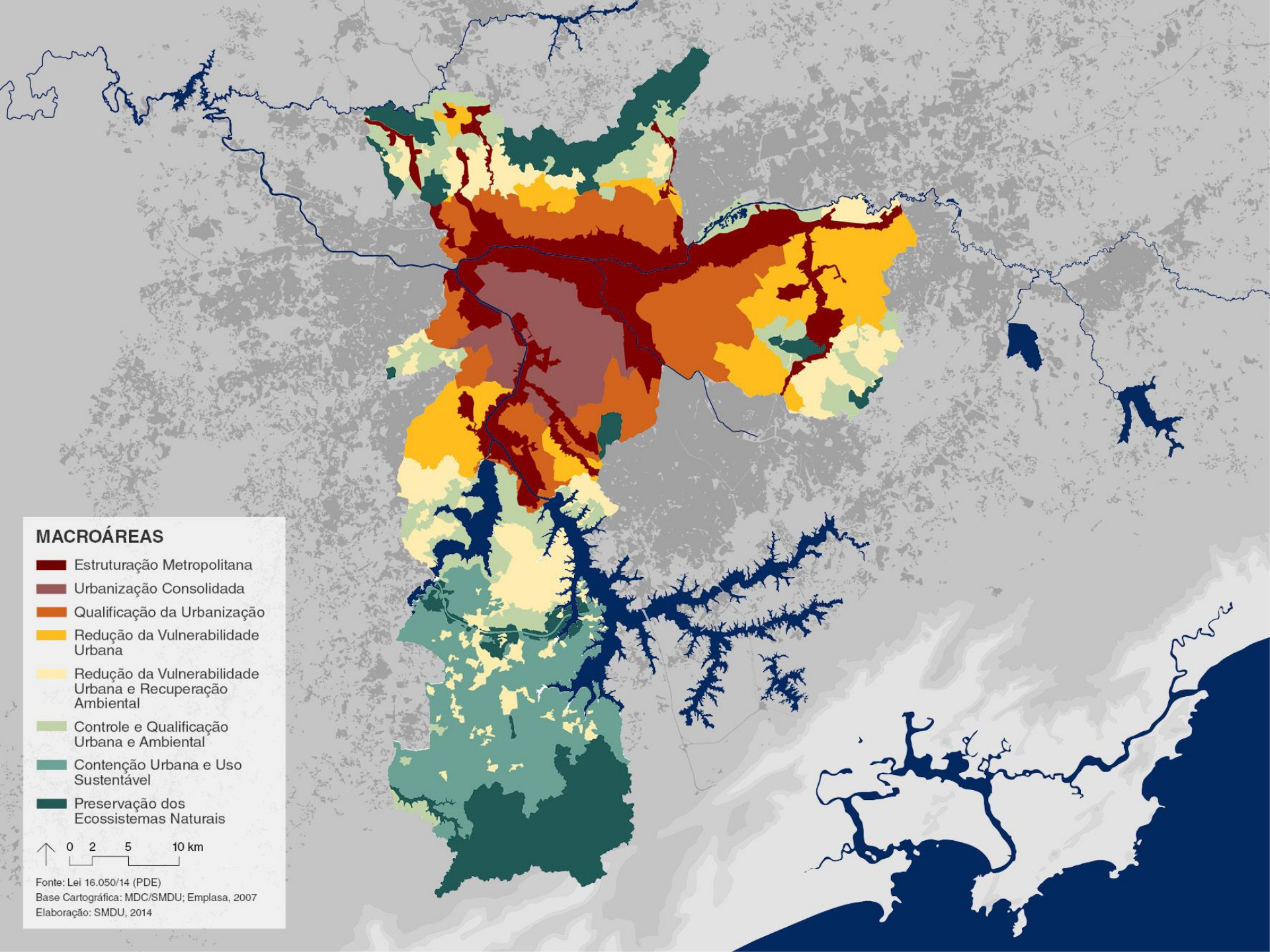
**2005 to 2012**  
**US\$ 359.919.378,06 collected**  
**2.975.356 m<sup>2</sup> of built area bestowed  
onerously – 12,5% of the total built area**



**Basic Floor Area Ratio = 1**  
Throughout the Urban Zone



Onerous Grant of the Right to Built na Additional Built Area From the Basic Floor Area Ratio (1) Until the Maximum Floor Area Ratio (4)



### MACROÁREAS

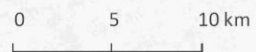
- Estruturação Metropolitana
- Urbanização Consolidada
- Qualificação da Urbanização
- Redução da Vulnerabilidade Urbana
- Redução da Vulnerabilidade Urbana e Recuperação Ambiental
- Controle e Qualificação Urbana e Ambiental
- Contenção Urbana e Uso Sustentável
- Preservação dos Ecossistemas Naturais

↑ 0 2 5 10 km

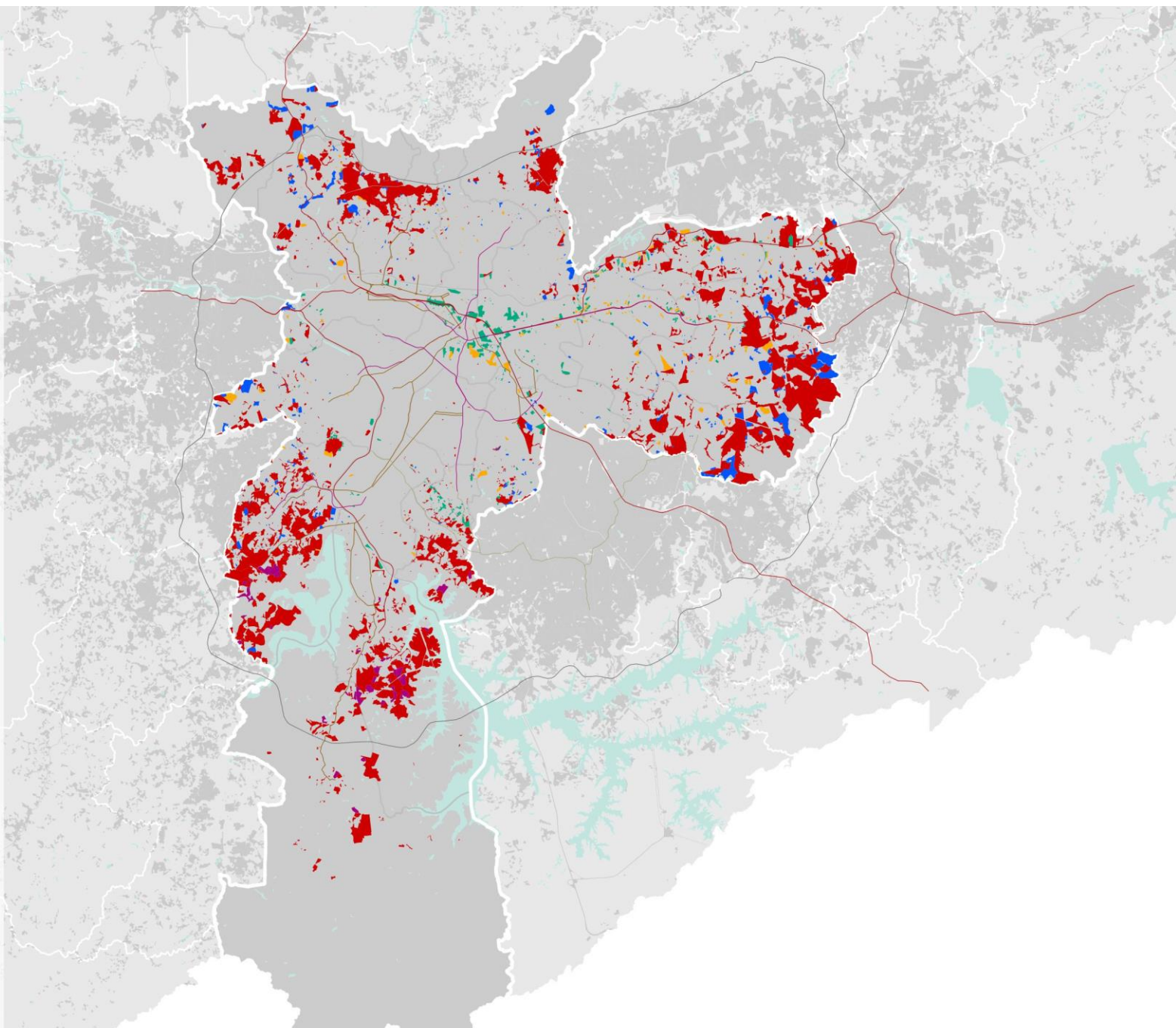
Fonte: Lei 16.050/14 (PDE)  
Base Cartográfica: MDC/SMDU; Emplasa, 2007  
Elaboração: SMDU, 2014

ZEIS - PDE (Lei 16.050/14)

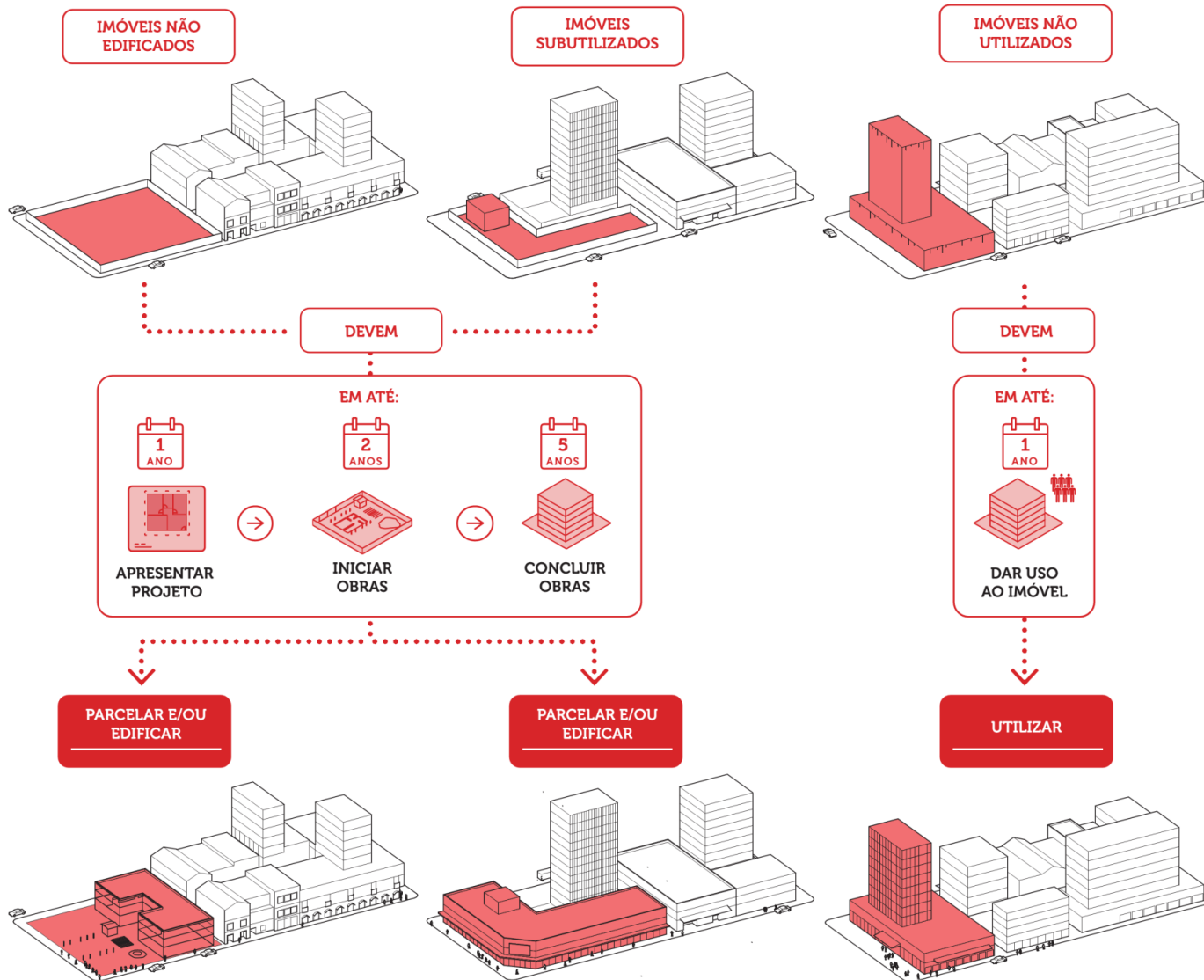
- ZEIS-1
- ZEIS-2
- ZEIS-3
- ZEIS-4
- ZEIS-5



Fonte:  
Base: MDC/SMDU. Emplasa, 2007  
Elaboração: SMDU, 2014



# COMPULSORY PARCELING, BUILDING AND USING (PEUC)

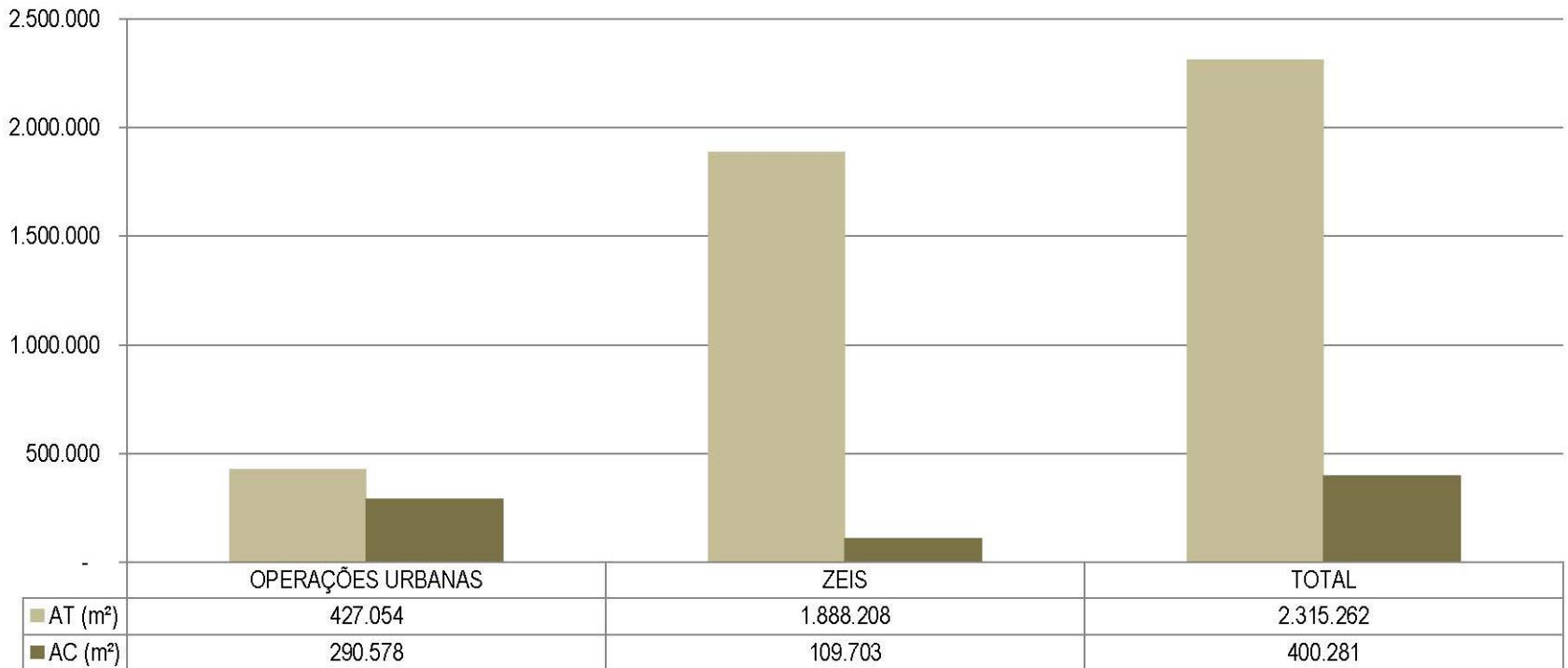


# PEUC APPLICATION

## TOTAL AREA OF NOTIFIED BUILDINGS AND TERRAINS

**1.000 buildings and terrains = 2,32 million m<sup>2</sup> notified**

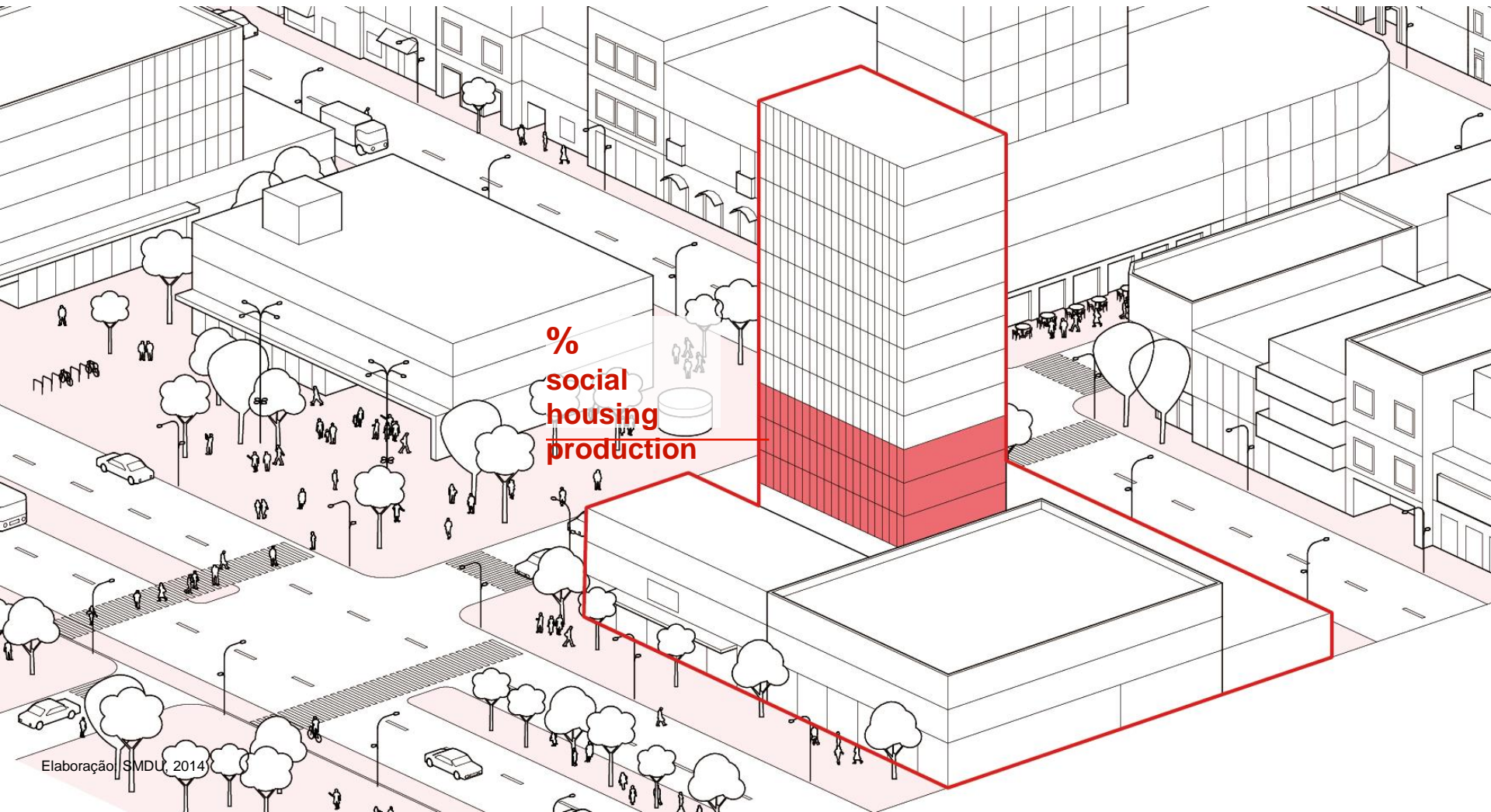
TIPOLOGIA DE IMÓVEIS NOTIFICADOS | TIPO DE PERÍMETRO | ÁREA DE TERRENO E ÁREA CONSTRUÍDA



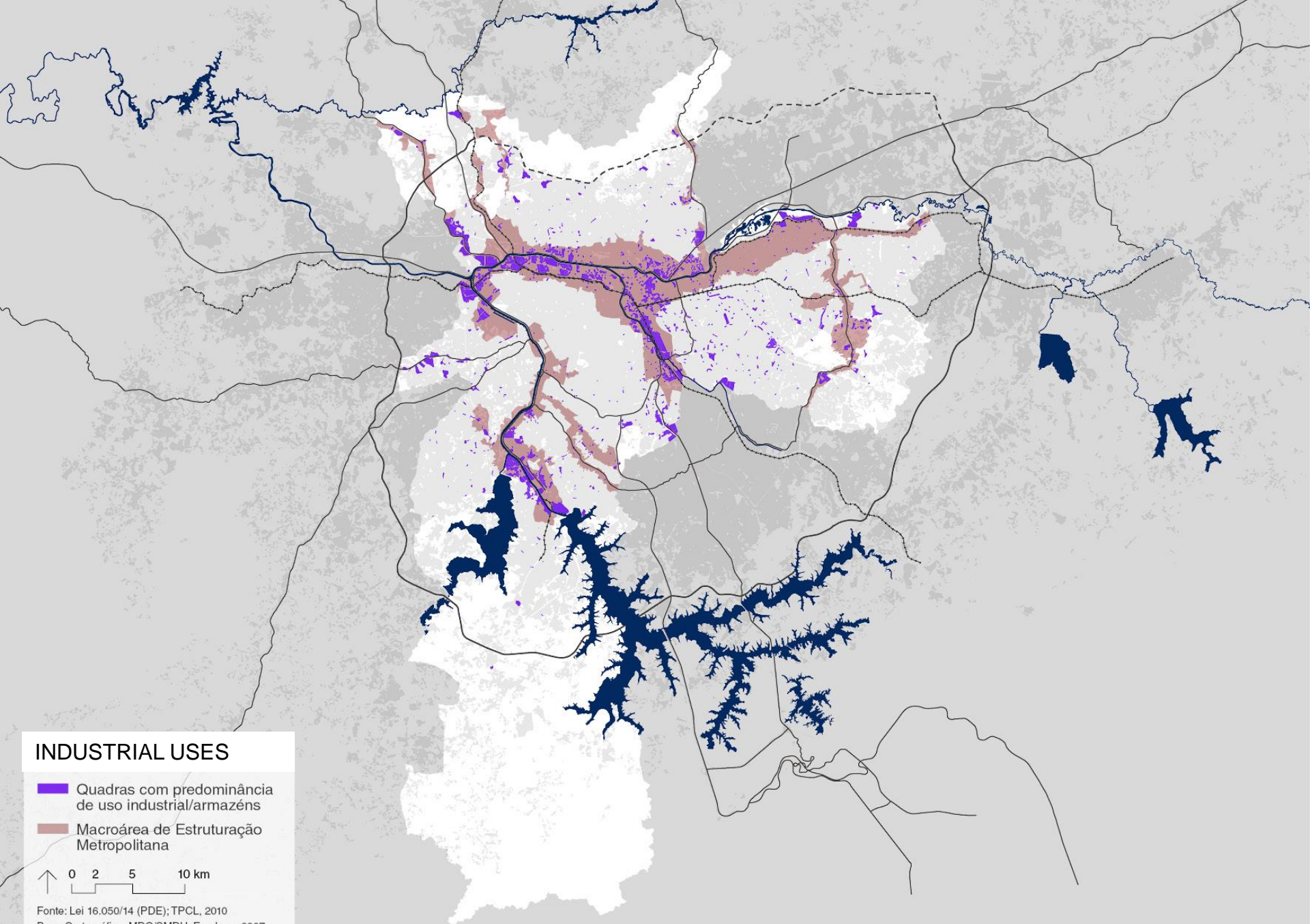
obs 1: a totalização considera todos os imóveis notificados, não excluindo imóveis que tiveram impugnações ou recursos deferidos.

# SOLIDARITY QUOTA (INCLUSIONARY HOUSING)



Applicable to all real estate development with more than 20 mil m<sup>2</sup> of built area





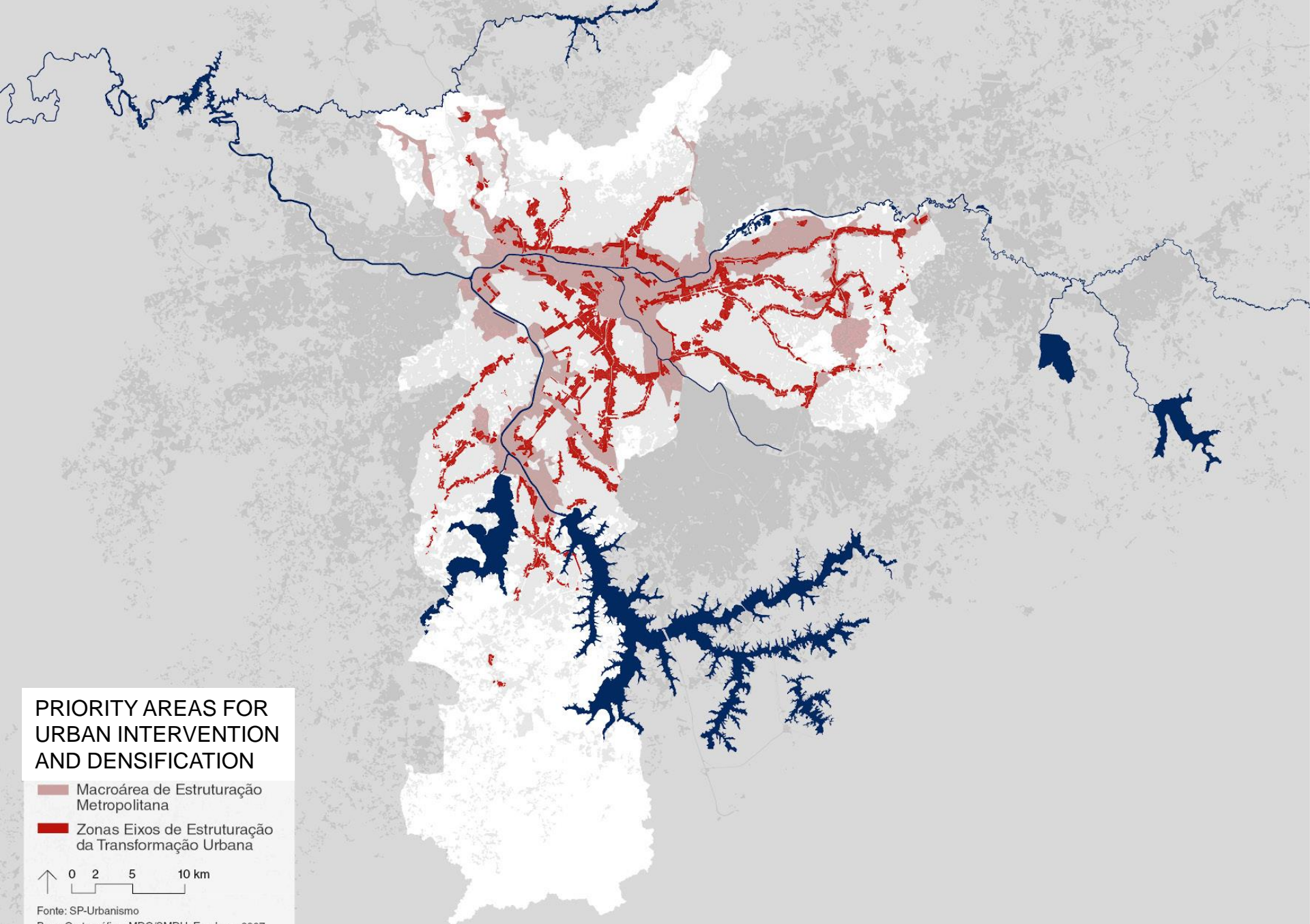


## INDUSTRIAL USES

-  Quadras com predominância de uso industrial/armazéns
-  Macroárea de Estruturação Metropolitana

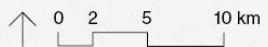


Fonte: Lei 16.050/14 (PDE); TPCL, 2010  
Base Cartográfica: MDC/SMDU; Emplasa, 2007  
Elaboração: SMDU, 2014



## PRIORITY AREAS FOR URBAN INTERVENTION AND DENSIFICATION

- Macroárea de Estruturação Metropolitana
- Zonas Eixos de Estruturação da Transformação Urbana



Fonte: SP-Urbanismo  
Base Cartográfica: MDC/SMDU; Emplasa, 2007  
Elaboração: SMDU, 2014

# URBAN TRANSFORMATION STRUCTURING AXIS

Incentives and urban qualifying regulation instruments

