Does the implementation of Special Zones of Social Interest (ZEIS) encourages adequate housing? The Case of Sapé, São Paulo

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Key Findings

• ZEIS creates a vicious circle where neither the provision of infrastructure nor housing meets the demand in the area;

• Housing conditions have changed but not all dwellers have benefited from it;

• ZEIS guarantees legal security of tenure, a good location in the city, access to infrastructure and services. However, it has controversial outcomes regarding affordability, habitability and cultural adequacy of housing;

Open Questions for Discussion

• What are the socioeconomics and mic outcomes of the implementation of ZEIS in precarious settlements?

• Does location influences the efficacy of ZEIS?

• Which policy or zoning contributes the most to the construction of adequate social housing in São Paulo?
research aim

- Does ZEIS encourage adequate housing?
- The case of Sapé, São Paulo

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Does the implementation of Special Zones of Social Interest (ZEIS) encourage adequate housing in precarious settlements?

by acknowledging precarious settlements and providing a legal framework for the public authorities to act,

- **12.9%** of the total number of households live in precarious conditions in São Paulo*

*SEHAB, 2015

ZEIS are regulated

- What is the size of informality?
- What are ZEIS?
- Land regularisation + provision of basic infrastructure and services

inclusionary measures emerge

1980's
adequate how?

Housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account (such as the poor, people facing discrimination; persons with disabilities, victims of natural disasters);

Personal or household financial costs associated with housing should not threaten or compromise the attainment and satisfaction of other basic needs;

Adequate space, protection from cold, damp, heat, rain, wind or other threats to health, structural hazards, and disease vectors;

Adequate housing must allow access to employment options, health-care services, schools, child-care centres and other social facilities and should not be built on polluted sites nor in immediate proximity to pollution sources;

Housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating and lighting, sanitation and washing facilities, means of food storage, refuse disposal, etc.;

All persons should possess a degree of security of tenure which guarantees legal protection against forced eviction, harassment and other threats;

Adequate housing should respect and take into account the expression of cultural identity and ways of life;
research questions

1. To what extent has the implementation of ZEIS contributed to adequate social housing in Favela of Sapé, São Paulo?
   a. Has the implementation of ZEIS in the Favela of Sapé succeeded in achieving its intended goals of infrastructure, regulation and provision of housing?
   b. How have housing conditions changed in Sapé since the implementation of ZEIS?
the Case of Sapé

Sapé is a precarious settlement in the West of São Paulo;

Occupations started in the 1960’s;

Formed mainly by pottery, quarry and construction workers, hired to build the University of São Paulo;

The settlement started with a few houses along the Stream of Sapé, and soonly became dense and precariously built;

It was regulated as ZEIS in 2002;
findings

a. Has the implementation of ZEIS in the Favela of Sapé succeeded in achieving its intended goals of infrastructure, regulation and provision of housing?

Vicious Circle, an outcome of ZEIS in Sapé
b. How have housing conditions changed in Sapé since the implementation of ZEIS?

dwellings were removed from hazardous areas;

basic services and infrastructure were provided;

public spaces, sports facilities, cycle paths, and adequate roads were constructed;

new units with durable materials were provided (about 900);

environmental scenario was enhanced;
1. To what extent has the implementation of ZEIS contributed to adequate social housing in Favela of Sapé, São Paulo?

Overview of the contribution of ZEIS to adequate housing in Sapé
recommendations

a. create a municipal fund, earmarked for ZEIS 1, which is occupied by precarious settlements;

b. enact a municipal housing plan with a long-term strategy, that overcomes changes on the local administration;

c. coordinate of the actions of the CRF (land regularisation sector) and CFT (physical transformations sector), if necessary, through the adherence to segmented interventions which allow the sectors to efficiently start and conclude the procedures of urbanisation and regularisation;

further research

socioeconomic impacts of ZEIS;

influence of location and other urban instruments in the efficacy of the instrument;
thank you