



Diálogo Internacional
sobre Políticas Públicas
Desafios da urbanização de favelas:
compartilhando a experiência de São Paulo

Sharing slum upgrading project of HELIOPOLIS

Statistics: HELIÓPOLIS

Heliópolis Extension	724 113 sqm
Heliópolis Population	58 000
Number of houses	18 080
Intervention area	100 000 sqm
Number of houses in project	3 045
Removed families	1 231
New houses	811
Deficit	$100 + 320 = 420$

Process

- Design-Build
 - Turnkey process
- Bidding
- Social Programme

Main Lessons Learned by Delegations

- Individual commitment of team as well as citizens
- Intensity of social work within community.
- Sustainability of whole project.
 - Capital Investment by Gvt
 - Maintenance costs and mortgage paid by beneficiaries
- Planning database – Prioritization.
- High density solution
- Collaboration of Municipal / Federal Gvt / Housing
- The finance/funding model of the project.
 - Partial cost recovery

Suggestions and Comments

- Protect areas where meters are located from vandalism.
- Income generating activities and sustainable livelihoods (possible micro finance).
- More of community participation in project design & activities.
- Open spaces should be just as important as the housing solution
- Ecological issues regarding the management of the river system
- What is the future of the greater project area in light of future projects and economic investment (regional context)
- Need for detailed documentation of the experience.
- Process of house/apartment ownership & mortgage unclear
 - Legal & financial & securities & terms
- Gov decision of providing community services vs consultation
 - Roles and responsibilities of role players.

Suggestions and Comments

- Relocation due to SWAP program may be disadvantage.
- Did the area really need upgrading?
- Housing vs Urban Development vs Social Welfare project?
- House refurbishment in upgrading areas
- Project concept and how to evaluate success of project