

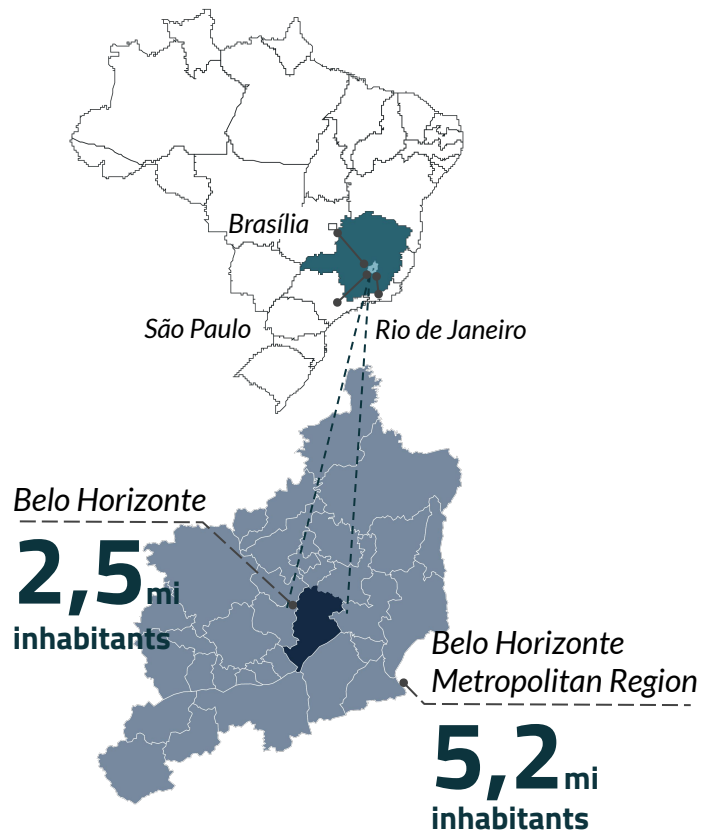
An aerial photograph of Belo Horizonte, Brazil, showing a dense urban landscape with a river and a bridge. The image is split into two main sections: the left side shows a more organized urban area with a river and a bridge, while the right side shows a very dense, hilly residential area with many small buildings. The text is overlaid on the left side of the image.

AFFORDABLE HOUSING and SOCIAL INCLUSION in Belo Horizonte

Dra. Maria Fernandes Caldas
Municipal Secretary of Urban Policy
September, 2019

Belo Horizonte

Minas Gerais, Brazil



Belo Horizonte
was founded in

1897

Its average density is

7,176
inhab/km²

Human
Development
Index (HDI)

0.84

Area **331** km²

4^o Brazilian
Municipal
GDP

66% Trade &
Services

Affordable Housing Challenges

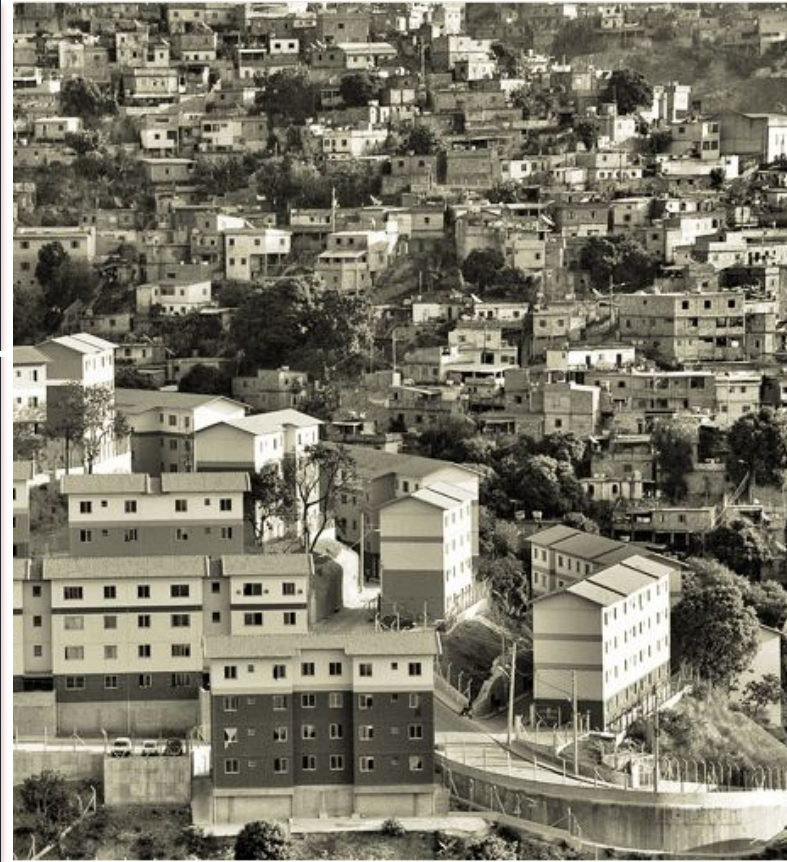
in Belo Horizonte



Belo Horizonte has
324 Informal
settlements

25%
of Belo
Horizonte
residents lives in
settlements of
social interest

The housing
deficit of the
municipality is
56mil
residences



Achievements

Urbanization and Regularization



44% of households in slums benefited from the **Integrated Urbanization Program** since 1994

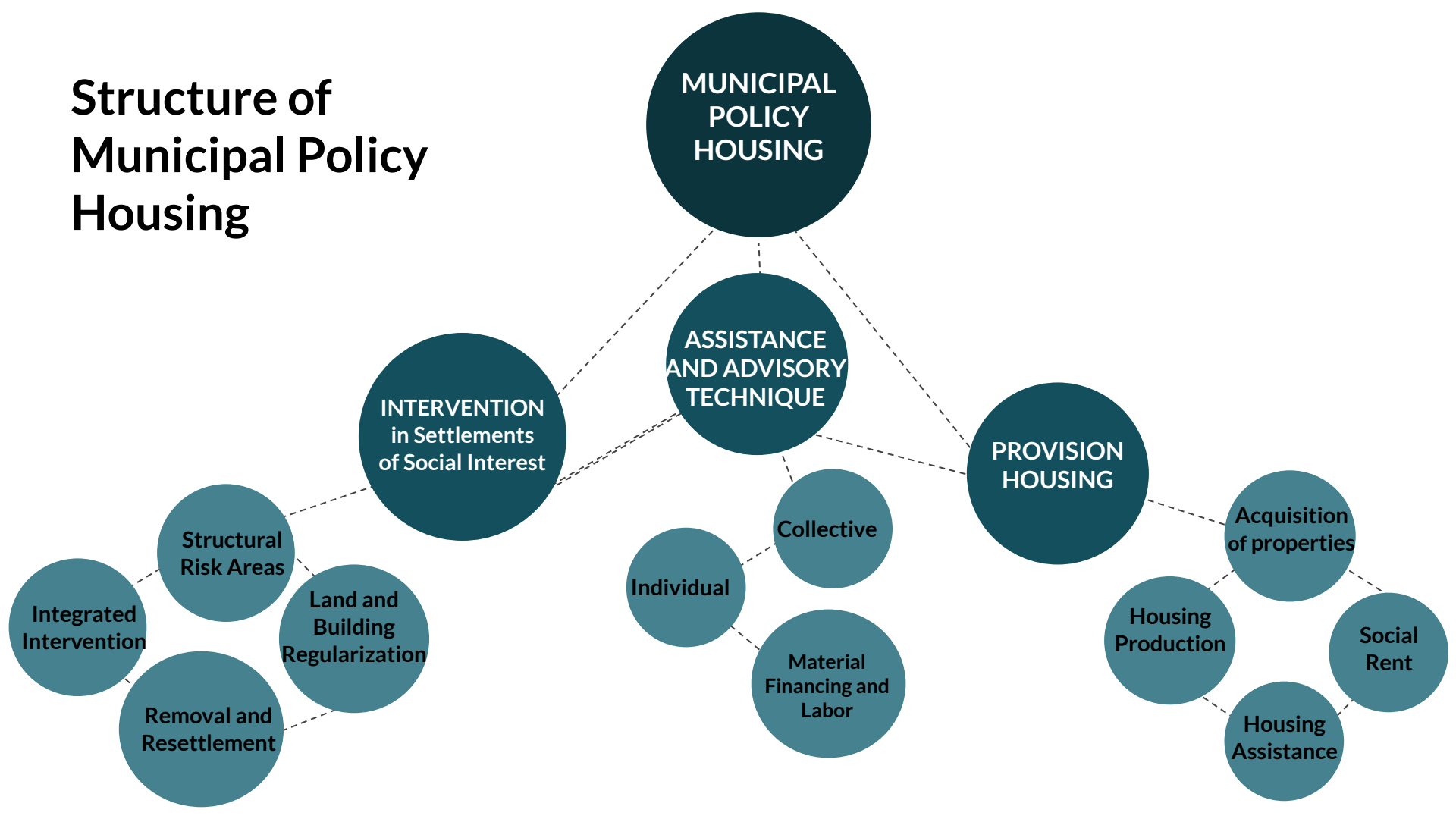
The Structural Program in Risk Area **REDUCED 91%** of geological risk situations since it was implemented

81 slums with completed plans contemplating **70%** of the population of benefited villages and slums

R\$ 1,33 billion were invested until 2018 in full urbanization and housing production in Slums



Structure of Municipal Policy Housing

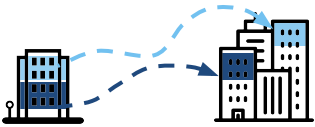


Insertion of Housing Policy in urban planning



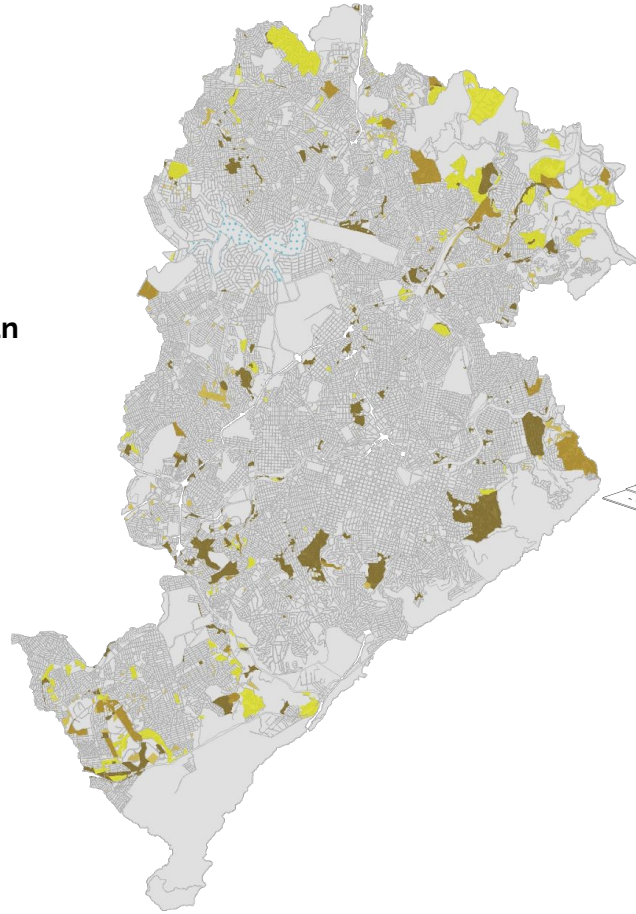
Special Zoning

Occupied areas liable to
be regularized and receive urban
qualifications



Benefit from Social Housing Production

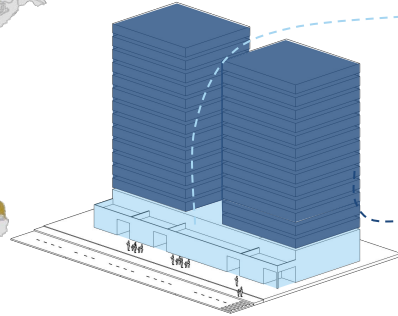
For each 1 m² of constructed net
area of HIS, a transferable net area
will be granted.



AEIS-1



Reservation of areas for
implementation of social housing
construction



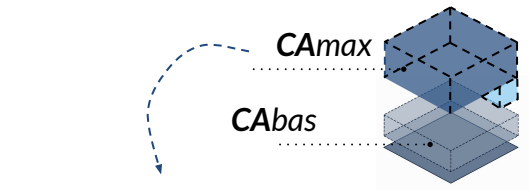
30% of the area has
free destination,
even for mixed use.

70% of the built area
must be destined to
Social Interest
Housing

70% for most
vulnerable range

30% for medium
vulnerability range

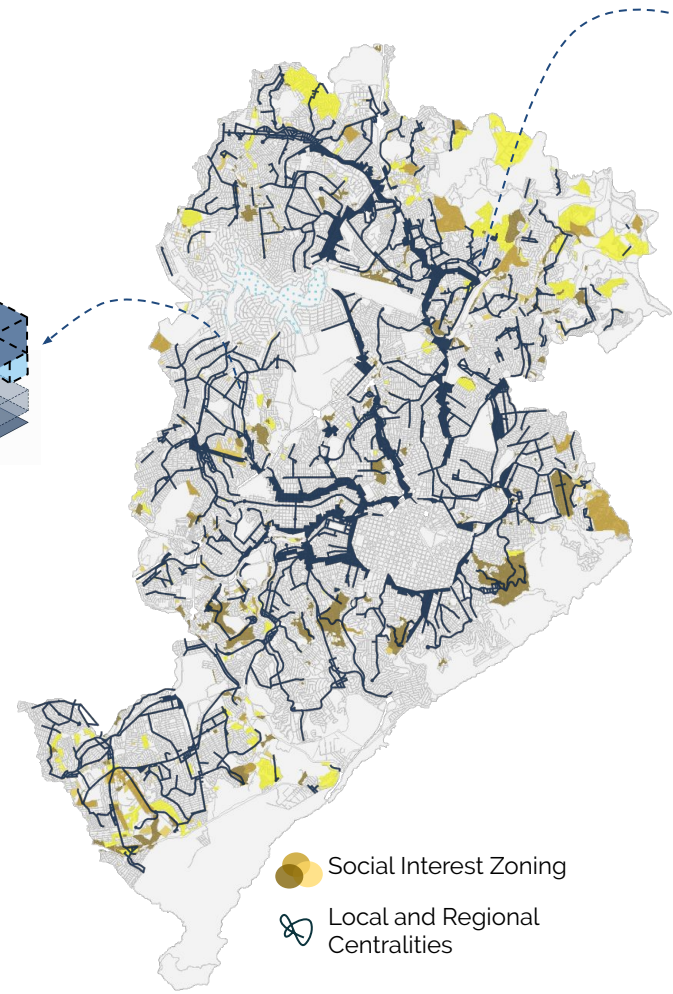
Insertion of Housing Policy in urban planning



CA basic = 1
Overcoming basic CA linked to **cost of permission of building rights (outorga onerosa)**





Municipal Fund for Popular Housing and Urban Development



Production of housing of social interest in areas with infrastructure, areas near public transport stations and centralities

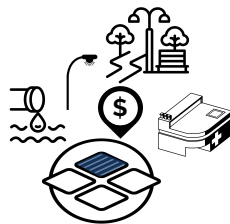
25% of the permission of building rights in centralities or large equipment areas is for Social Housing in central or immediate neighborhood

-  Social Interest Zoning
-  Local and Regional Centralities

Main Lessons



Special Zoning contributes to the non-expulsion of the vulnerable population



Importance of infrastructure to equalize land prices



Intervention by PROJECT and not by AREA contributes to greater effectiveness



Participatory management ensures sustainable results



Improving Tax Increment Financing (TIF) for Economic Development as a measure of inclusion





Thanks!
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