# *Urbanization of Paraisópolis: Córrego do Antonico and Jardim Colombo Projects*

**Submitted By:** São Paulo City Hall



## Organization Profile

**Organization Name:** Municipal Housing Secretariat (SEHAB)

**Organization Type:** Subnational government

**Website:**
https://prefeitura.sp.gov.br/web/habitacao

## Practice Details

**Country(ies):** Brazil

**City(ies):** São Paulo

**Start Year:** 2020 **Ongoing:** Yes **End Year:** N/A

**Main Adequate Housing Components:**




**Housing Thematic Areas:**




**Relevant SDGs:**



UN-HABITAT

## Problem & Context

Urban redevelopment projects in Paraisópolis, in the Córrego do Antonico and Jardim Colombo areas, address critical housing and infrastructure deficiencies. The community faces environmental and social risks due to inadequate urban planning. Key challenges include high flood risk from unchanneled streams and unhealthy living conditions affecting residents' health. The projects prioritize families in hydrologically vulnerable areas, ensuring safety.

The initiative also tackles the lack of adequate housing, constructing new units for relocated families, and the shortage of public facilities and recreational spaces. These interventions fill gaps left by previous policies, promoting comprehensive urban transformation with safe housing, infrastructure, and communal spaces. The projects align with Sustainable Development Goal 11, fostering a safer and more vibrant future for the community.

## Solution Developed

Urban redevelopment projects in Paraisópolis, in the Córrego do Antonico and Jardim Colombo areas, address critical housing deficits, inadequate infrastructure, and high flood risks affecting around 20,000 families. The projects tackle these issues through stream channelization, construction of new housing units for families relocated from risk areas, and creation of public facilities such as parks and sports courts to enhance quality of life.

The objectives are to improve safety by mitigating hydrological risks, ensure adequate housing, and enhance residents' well-being through leisure and communal spaces.

The approach is innovative and participatory, involving the Special Social Interest Zones (ZEIS) Management Council to ensure community engagement and ownership. Phases occur simultaneously, allowing flexible adaptation to local challenges. The solution integrates engineering with social, institutional, and management aspects, ensuring effectiveness and sustainability.

## Implementation

Urban redevelopment projects in Paraisópolis, in the Córrego do Antonico and Jardim Colombo areas, were developed by the São Paulo City Government and the Municipal Housing Department. The Córrego do Antonico project, divided into six phases, benefits around 20,000 families and includes stream channelization to reduce flood risks, construction of 349 new housing units in Parque Sanfona, and creation of a linear park with leisure spaces. The Jardim Colombo intervention, resumed in January 2025, focuses on stream channelization, new roads to improve mobility, and public leisure facilities such as sports courts and parks.

Community participation is essential, with oversight by the ZEIS Management Council, ensuring dialogue and community ownership. Social workers support families throughout the construction process, helping them understand each action's purpose. The process is non-

linear, with phases occurring simultaneously, requiring continuity and engagement from families. Housing production prioritizes relocated families while implementing essential infrastructure.

## Enablers & Obstacles

Facilitating Factors

- Institutional Support: The project is an initiative of the São Paulo City Government and the Municipal Housing Department, a key factor for its implementation.
- Community Engagement: The ZEIS Management Council and social workers ensure active dialogue and participation, fostering community ownership and project success.
- Strategic Planning: The non-linear approach, with simultaneous phases, accelerates project execution.

Obstacles and Solutions

- The main challenge is the complexity of a non-linear construction process, which may create misunderstandings and community expectations. The solution involves continuous dialogue and social monitoring, with social workers assisting families in understanding each project stage.

## Results & Impact

The practice aims to benefit around 20,000 families through urban transformation. It focuses on stream channelization to reduce flood, inundation, and unsanitary risks, ensuring residents' safety. The construction of new housing units (349 in Córrego do Antonico and 78 and 160 in Jardim Colombo) provides dignified homes for families at risk.

The creation of linear parks and public leisure spaces (playgrounds, sports courts) enhances quality of life, promotes social integration, and strengthens community interaction. The initiative aligns with Sustainable Development Goal 11, improving housing and urban conditions, and contributes to a more equitable and vibrant future for residents.

## Replication & Scale Up

The São Paulo Municipal Housing Secretariat has a citywide vision for urbanization, applying a consistent approach to address housing inadequacies comprehensively. Projects such as the Guaicuri Stream initiative, in the Mananciais areas, exemplify this approach by prioritizing integrated urban planning that goes beyond mere housing construction. Actions include improving sanitation conditions, developing urban infrastructure such as stream canalization, enhancing green spaces, ensuring a holistic perspective on social housing.

As noted in item 25, the Secretariat approaches all urbanization projects and housing provision initiatives with a comprehensive, city-wide perspective.

## Policy Uptake

This housing practice has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support.

These projects aim at land regularization and infrastructure development, seeking to formally integrate these areas into the city's urban fabric. An example of this is the Municipal Housing Plan, which structures the city's housing policy with the goal of addressing urban precariousness and ensuring adequate housing.

These actions, based on long-term plans, demonstrate that the approach of the São Paulo Municipal Housing Secretariat is fully aligned with the formal frameworks of public policies and has the institutional support to be implemented on a large scale.

## Lessons & Takeaways

A key lesson learned is that, given the non-linear nature of the process, communication and community understanding of each action are crucial for the progress of the works. In hindsight, greater focus on managing community expectations regarding the timeline of the phases (which occur simultaneously) and ensuring the continuity of actions would have been important, reinforcing social and psychological support for families during the transition.