



Fundação João Pinheiro

# BOOKLET OF HOUSING DEFICIT and inadequate housing

*in Brazil*

**FJP**  
FUNDAÇÃO  
JOÃO PINHEIRO



# Technical

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# Introduction

The right to adequate housing is enshrined in the Universal Declaration of Human Rights (1948) and in the Brazilian Federal Constitution (1988).

Despite these legal provisions, adequate housing remains a right effectively guaranteed to only a portion of the Brazilian population. Many families in the country continue to live under precarious and inadequate conditions. The persistence and scale of the housing problem indicate that this issue must be analyzed from multiple dimensions, and that diverse solutions, in terms of public policies, must be adopted to minimize and/or eliminate this social problem.

In an attempt to understand and assess this phenomenon, in 1995, the João Pinheiro Foundation (FJP), in partnership with the Federal Government and the Inter-American Development Bank (IDB), developed a methodology to calculate housing needs in Brazil. This study marked the beginning of a series of research efforts that continue to this day.

Over nearly three decades, the “Housing Deficit in Brazil” study has undergone several modifications in its methodology, resulting from the refinement of its concepts, improvements in data sources, and the inclusion or exclusion of various variables.

These changes were carried out through discussions among specialists, policymakers, and other stakeholders, taking into account the ongoing updates to household data produced by the Brazilian Institute of Geography and Statistics (IBGE), particularly the demographic censuses and the national household sample surveys that serve as the primary information sources for the research.

One of the main contributions of this study was to introduce a broader concept of housing needs into the discussion on housing indicators. This concept recognizes that the housing problem in Brazil encompasses various forms of insufficiency and inadequacy in housing provision.

Over the past two decades, the methodology developed by the FJP has addressed two distinct dimensions of housing deficiencies: the housing deficit and housing inadequacy, which are detailed below.

In order to assist in understanding the concepts used in the research on Housing Deficit and Housing Inadequacy in Brazil, we have produced this booklet in clear, straightforward language accessible to the general public, regardless of their academic background or professional trajectory.

# Concept

The housing problem in Brazil involves a range of access issues, including both insufficient and inadequate housing provision. For this reason, FJP's research employs a broader notion of housing needs that encompasses a quantitative dimension, the housing deficit, and a qualitative dimension, housing inadequacy. (Image 1)

Image 1: Dimensions of the Housing Deficit and Inadequacy of Housing in Brazil



Prepared by the authors

## HOUSING DEFICIT

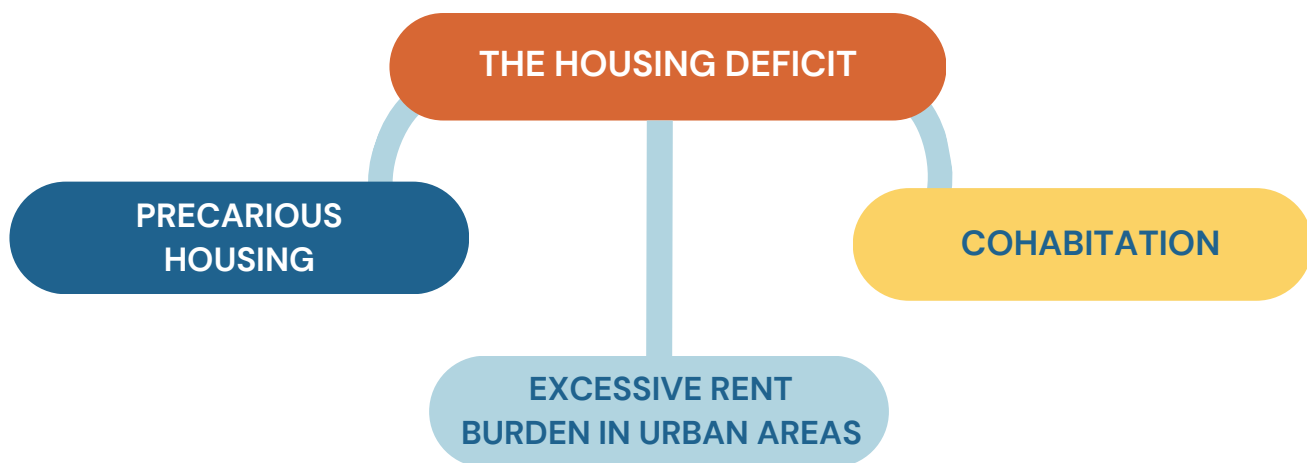
The housing deficit is initially related to deficiencies in the housing stock and dwellings that are uninhabitable due to poor construction quality or physical deterioration.

Additionally, it is linked to the need for housing due to unwanted cohabitation, such as families wishing to establish a single-family household but being unable to do so. It also includes low-income households renting in urban areas, where the rent burden significantly impacts the household budget, compromising other basic needs.

Each of these dimensions constitutes a component of the housing deficit. These components—precarious housing, cohabitation, and excessive rent burden in urban areas—require specific solutions and policies, such as increasing housing stock, replacement, relocation, land use changes, and social housing programs.

Furthermore, each component manifests differently across various regions, socio-economic conditions, demographic profiles, and cultural contexts in Brazil. (Image 2)

Image 2: Components of the Housing Deficit



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## Precarious Housing

Dwellings characterized by the predominant use of materials other than masonry, adobe with coating, or processed wood for the external walls, as well as dwellings classified as improvised.



## Cohabitation

Owned dwellings of the room-type and cohabiting domestic units, which involve households with more than one family unit and a density of more than two people per bedroom.



## Excessive Rent Burden In Urban Areas

Households with a family income of up to three minimum wages, who spend more than 30% of their income on rent.



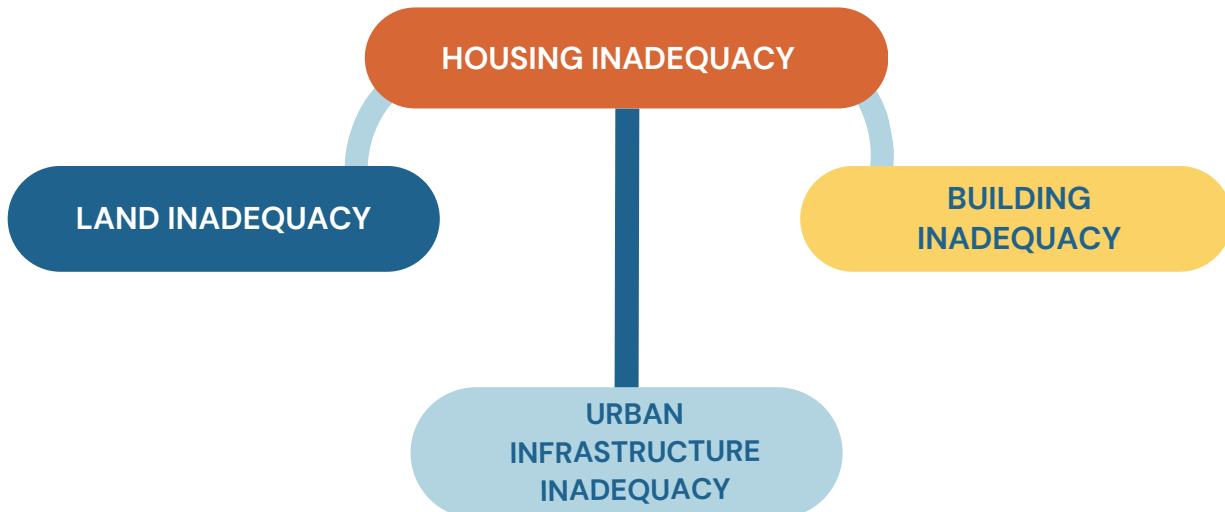


## HOUSING INADEQUACY

Housing inadequacy reflects problems in the quality of life of residents and is not related to the size of the housing stock but rather to its internal characteristics. The goal of assessing inadequacy is to design complementary policies focused on the improvement of existing housing, in addition to the construction and/or replacement of dwellings.

Housing inadequacy encompasses: urban infrastructure inadequacy, building inadequacy, and land inadequacy. (Image 3).

Image 3: Components of Household Inadequacy



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## Land Inadequacy

Urban-owned dwellings, whether paid off or still under payment, located on land or in areas that are not properly owned.



## Urban Infrastructure Inadequacy

Urban dwellings lacking and/or with deficient provision of at least one of the following basic services: continuous electricity supply, a general water distribution system with internal plumbing, a general sewage system or septic tank, and waste collection.



## Building Inadequacy

Urban dwellings that exhibit at least one of the following characteristics: absence of a private bathroom, the number of bedrooms equal to the total number of rooms (excluding the bathroom), lack of a water storage tank, floors predominantly made of dirt, or roofs made of zinc, aluminum, or metal sheets.



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