

## Letter from the Board and Teams

**2024 was a year of significant progress and achievements for the Associação pela Propriedade Comunitária.**

We consolidated the transformations initiated in 2023 and expanded our impact network.

We deepened our institutional structuring, supported by the renewed backing of the **Wealth Inequality Initiative** of the **Julius Baer Foundation**, and by the full-time work of two of our former volunteer directors, **Simone Gatti** and **Emil Lewinger**, who became full-time executive directors. In addition to leading programs and projects, they assumed responsibilities in fundraising, partnerships, public advocacy, and the institutional development of the organization. We developed career plans for staff, created onboarding, monitoring, and process control procedures, and structured our corporate front, aiming to make the Associação eligible for public calls for proposals and capable of expanding its impact.

At **FICA**, we strengthened the **Social Housing Service** within our four main programs: **Apartments**, **Compartilha**, **Morar Primeiro**, and **Student Housing**. We completed the renovation, selected a new family, and occupied **Anhaia**, our third apartment. We also purchased **Apartment 4**, located in a historical building in downtown São Paulo that will undergo a retrofit. In the **Morar Primeiro** program, we continued to face many challenges with the families, but also celebrated important achievements. We inaugurated the third housing unit in partnership with **Father Júlio Lancellotti**, and received a donation of funds for the purchase of two new apartments for the program. Furthermore, we launched a **partnership with the São Paulo hotel network** to enhance employment opportunities for our residents.

In the **Student Housing** program, we expanded the number of units occupied by students at **Caburé**, where we also implemented a solar power system and introduced new social technology tools, such as the **FicaBOT**. There were also many changes in the **Compartilha** properties. The family living at **Jaraguá** relocated, and we signed a new contract with the **Escola da Cidade** for a student housing unit for scholarship students, supporting their university retention and ensuring a fixed income for the program. We also engaged with residents of the **Conselheiro Ramalho tenement** and are progressing with legal proceedings to acquire full ownership of the property.

In 2024, we also worked intensively on political advocacy with government entities to help structure public housing programs. We raised awareness about **climate change and its intersection with housing**, participated in public debates during the municipal elections for mayor, and cultivated new partnerships and projects. We joined the **Parliamentary Network for Urban Centers**, and took part in various meetings and public debates about housing and nonprofit property models in Brazil, as well as in countries like the United States and Portugal. New institutional partners include: the **São Paulo State Public Defender's Office**, the **Ministry of Human Rights and Citizenship**, **Caixa Econômica Federal**, the **Federal Secretariat of Public Assets**, and **Habitat for Humanity**, among others. Some of these collaborations are already being formalized and will be detailed in the 2025 report.

We also have many achievements from **FUA** to celebrate: in 2024, FUA established itself as the main coordinator of support for **agroecological farmers in Parelheiros**. The **Agroecological Fund**, created in 2021 to support land acquisition, continues to grow. At the same time, FUA strengthened other support fronts for farmers, reinforcing their inclusion in public policies and facilitating access to resources. Direct financial support to farmers amounted to **approximately R\$280,000**, through the **Fostering Fund**, grant writing,

consumer groups, participation in markets, and other initiatives. At the end of 2024, a **parliamentary amendment project** was approved to conduct a **diagnostic study on the Payment for Environmental Services (PES)** public policy in Parelheiros. With this, FUA began to support the implementation of this program in São Paulo, in partnership with the **Municipal Secretariat for Green and Environment** and the **University of São Paulo (USP)**.

FUA built a network with **17 farmers**, recognized as **environmental service providers**, protecting over **300 hectares of land**, and continues to support others in the qualification process. In partnership with the **Biota Program (FAPESP)**, the **Faculty of Architecture and Urbanism (FAU-USP)**, the **Feminist Caucus of PSOL**, and the **INSUAH project**, FUA participated in the **Heritage Week** and released two publications: “*Sharing Land*” and the independent zine “*Seeds of Culture*”. At the **Sítio Plenitude – Terra Compartilhada**, we held three planting efforts, resulting in more than **250 native trees**, focusing on **spring recovery**.

All this work carried out by FICA and FUA was only possible thanks to the dedication of our incredible team and the partnership of our members, monthly and occasional supporters, and the institutions that engaged with our projects and mission.

For all this, we extend our sincere gratitude.

We move forward in 2025, working to improve people’s lives and the world we live in!

With care and commitment,

**The FICA and FUA Boards and Teams**