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***Politics, inequalities, and state capacities in fiscal and urban
planning policies in São Paulo***

My PhD research's object is the relationship between property tax, land use regulation policies, real estate, and growth dynamics at the municipal level, seeking from them to discuss the production of urban policies, state capacities and their effects on territorial inequalities from São Paulo's case.

The research seeks to understand how the disputes that resulted in more progressive and redistributive fiscal policies and in more capacity to regulate urban growth were politically produced and accommodated by governs of different ideologies during different moments of real state cycles and what are their effects in the patterns of spatial segregation and over inequalities.

In methodological terms, I make use of mixed methods. On the one hand, quantitative methodology of inductive and inferential type is used based on real estate, fiscal, demographic, and socioeconomic data from the last three decades. On the other hand, to answer questions about how and why urban and fiscal planning policies were produced and implemented over time in the way they were, a qualitative, deductive, and interpretive methodology is used. It involves process tracing, analysis of public and private documentation, direct observation on legal reforms, on policies of Executive and Legislative branches, and interviews with the main actors and interests involved in the analyzed policies.