



COLLOQUE INTERNATIONAL - SEMENARIO INTERNACIONAL

HABITER LES VILLES LATINO-AMÉRICAINES
HABITAR LAS CIUDADES LATINOAMERICANAS

17-18
OCT. 2019

ÉCOLE NATIONALE
SUPÉRIEURE
D'ARCHITECTURE,
PARCIVAL DE SÈNE
(E.N.S.A.P.S.)

UNIVERSITÉ PARIS 1
PANTHÉON SORBONNE



ACCESS TO HOUSING AND INTEGRATION INTO THE CITY

THE MAJOR REAL ESTATE DEVELOPMENTS ON THE OUTSKIRTS OF MEXICO CITY

Antonine RIBARDIERE
Jean-François VALETTE





Real San Martín, Valle de Chalco, 2010



Los Magnolias, Zumpango, 2019



Hacienda Cuautitlán, Cuautitlán, 2014



Cuautitlán, Guadalupeana Cuautitlán, 2017



Tecámac, Los Héroes, 2018

INTRODUCTION

Uniformity of urban production methods at the global level

Latin America particularly concerned

Financialization of housing production for working classes

A lot of academic works since the 2000s

Sabatini, 2000 ; Jacquin, 2007 ; Duhau, Giglia, 2008 ; Paquette, Yescas, 2009 ; Isunza, 2010 ; Monkkonen, 2011 ; Sánchez Corral, 2012 ; de Mattos, 2016 ; Salinas, 2016 ; Cruz, Isunza, 2017 ; Janoschka, Salinas, 2018 ; Montejano et al., 2018 (entre autres)

INTRODUCTION

nexos
 La brújula.
 El blog de la metropoli

LA BRÚJULA ESPACIO PÚBLICO PLANEACIÓN URBANA SUSTENTABILIDAD MOVILIDAD VIVIENDA EXPERIENCIAS INTERNACIONALES [Regresar a Nexos.com.mx](#)

La vivienda social en México, la crisis social y el fraude invisibilizado

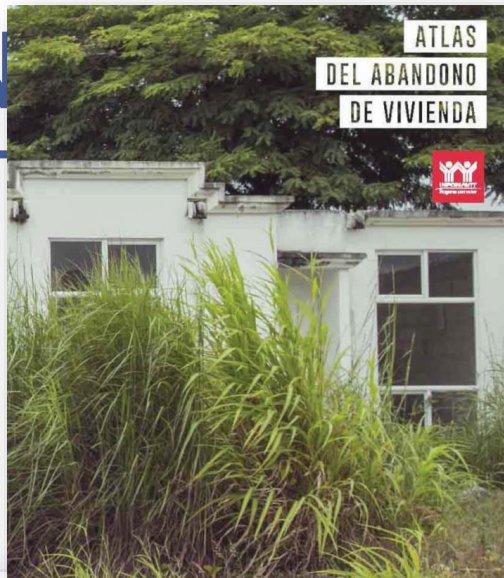
ENERO 2, 2018 [Salvador Medina](#) [Twitter](#) [Compartir 1.6 mil](#)

Recientemente el periódico The Los Angeles Times presentó gran un reportaje de investigación sobre el boom de la vivienda social en México de 2001 a 2012, sus fallos y la crisis social que se generaron con el mismo, algo que tendría que haber sido ampliamente discutido en México, dados los 14.8 millones de financiamientos otorgados en dicho periodo (véase ilustración 1). Financiamientos que representaron, según el Sistema de Indicadores de Vivienda de CONAVI 23 billones de pesos corrientes invertidos a lo largo de los sexenios de Vicente Fox y Felipe Calderón. Este reportaje fue retomado por pocos medios, como Animal Político, Zócalo y SinEmbargo. El Diario de Juárez produjo notas

ARTÍCULO DESECHO DE 399

Los Angeles Times | La debacle de la vivienda en México

Medina, 2017



Paquette, Arnold, 2013

INFONAVIT, 2015



Sánchez Corral, 2012

Marosi, 2017

INTRODUCTION

Methodology

- Census analysis (INEGI), housing surveys (INV, SNIIV), mobility surveys, land register, urban planning documents
- Field surveys 2017-2019
 - Biographical itineraries of residents (N=15)
 - Legal real estate market (N = 30)
 - Local and community leaders
 - Heads of institutions involved in land management
 - Heads of credit institutions

INTRODUCTION

Collective research projects

- **Projet SAR-DYN LabEx Dynamite Paris 1- AAP Paris 8 Paris-Mexico-Delhi** (ANR-11-LABX-0046 – programme « Investissements d’Avenir ») – **Politique scientifique Paris 1**, avec *Rémi de Bercegol*
- **Projet AFD – SciencesPo Paris « Les communs fonciers urbains dans les Suds »** : *Irène Salenson ; Claire Simonneau ; Eric Denis ; Pauline Geneste ; Constant Harbonn ; Juliette Jestin ; Damián Le Troter Serra*
- **Projet CAFUR (Campus Condorcet – LabEx Dynamite – MAE Nanterre)**: *Claire Aragau, Eric Denis, Ségolène Darly*



INTRODUCTION

Outline of the presentation

- 1. Renewed context since the 1990s
- 2. Settlement process and strategies of the inhabitants
- 3. What integrations into the city?



I. RENEWED CONTEXT SINCE THE 1990S

I. RENEWED CONTEXT

1.1. The State's withdrawal in the 1990s

- Changes in the social housing policy
 - « Facilitating » State
 - From « social right » (Art. 4 et Art. 123) to deregulation
 - Neo-liberal policies: NAFTA, 1993 law, *Programa para el Fomento y la Desregulación de la Vivienda*

INFONAVIT

FOVISSSTE

Other institutions



Grants mortgage loans to plan members

FONHAPO



Grants subsidies

SHF



Grants mortgage loans to financial societies

SOFOLES

57 % of the working population in the « informal » sector (INEGI, 2018)

I. RENEWED CONTEXT

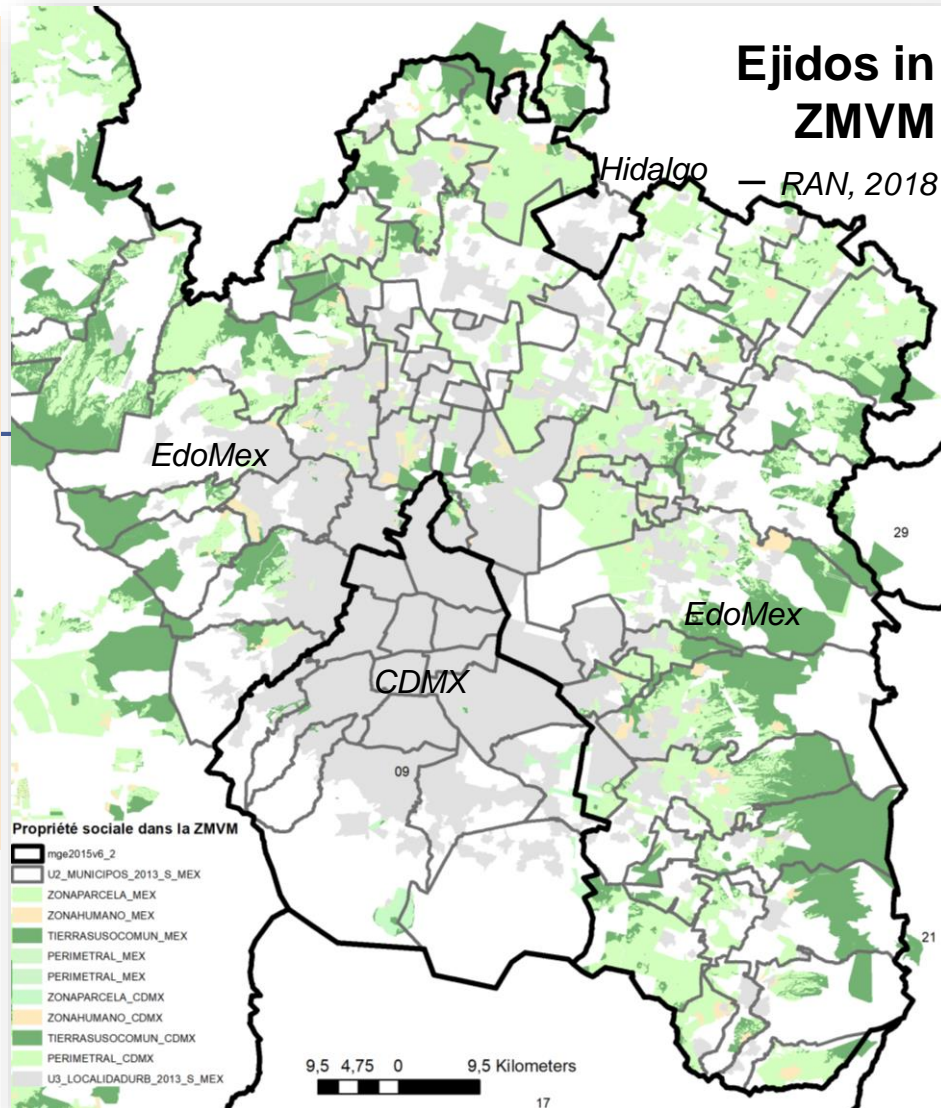
1.1. The State's withdrawal in the 1990s

- Changes in the working-classes housing policy
 - Delegation to private sector
 - Priority to construction of new houses, supported by the issuance of mortgage loans
 - Abandonment of housing improvement / popular production / purchase of old properties

I. RENEWED CONTEXT

1.1. The State's withdrawal in the 1990s

- Changes in the land protection on the urban outskirts
- 1992 : Article 27 Reform on « social » land tenure (ejidos)



I. RENEWED CONTEXT

1.1. The State's withdrawal in the 1990s

- Changes in the urban planning policies
 - Ambiguous urban projects
 - *Bando Dos*
 - *Ciudades del Bicentenario*



I. RENEWED CONTEXT

1.2. The system of actors in the financialization of mass housing

- Credit institutions
- Real estate developers and banks
- Landowners
- State (federal and local authorities)

I. RENEWED CONTEXT

1.2. The system of actors in the financialization of mass housing

➤ Credit institutions

INFONAVIT

FOVISSSTE

Other institutions

FONHAPO

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Grants mortgage loans to plan members

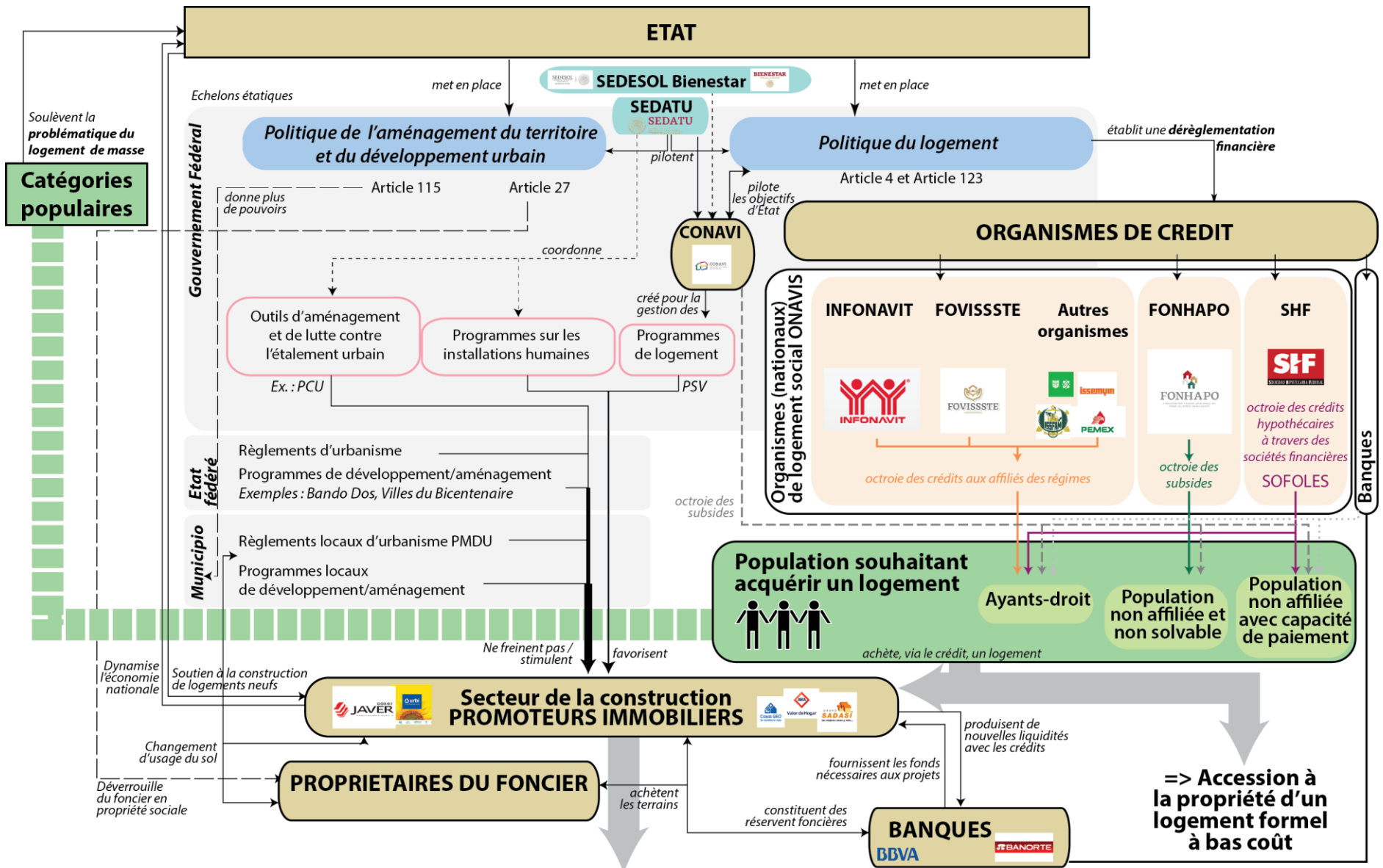


Grants subsidies

Grants mortgage loans to financial societies

SOFOLES

I. RENEWED CONTEXT










Sources : travail de terrain 2017-2018-2019, Sanchez Corral, 2012, p.23
 Conception-réalisation : Antonine Ribardièrre, Jean-François Valette, 2019

I. RENEWED CONTEXT

1.2. The system of actors in the financialization of mass housing

➤ Real estate developers: buy, build, sale

Building permits in the ZMVM-State of Mexico between 1999 et 2019

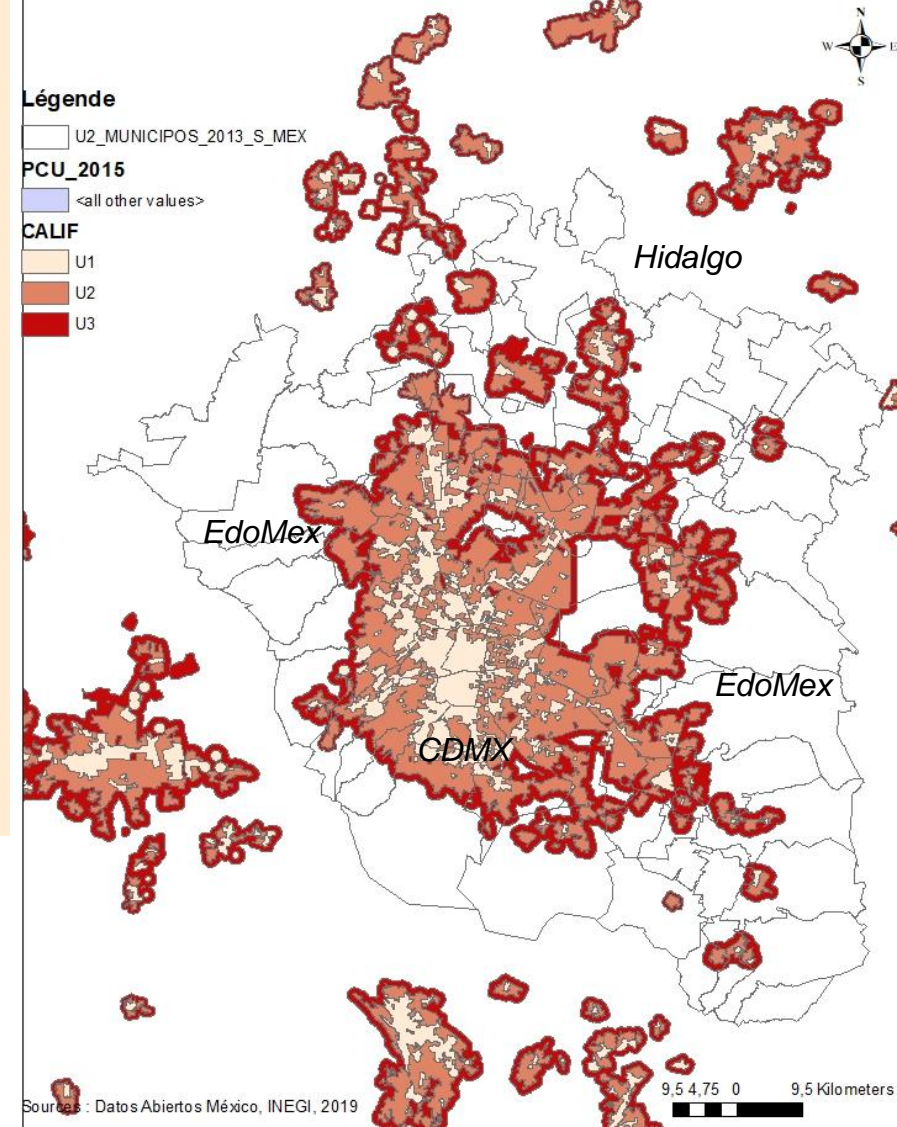
Developer		Number of projects	Number of authorized housing	Potential population
GEO		44	124 395	564 262
SADASI		32	118 863	535 061
Ara		30	74 923	339 309
Homex		26	54 360	244 620
Urbi		16	46 440	209 291
Hogares Unión		18	35 464	159 587
SARE-Diarel		8	20 342	91 786

I. RENEWED CONTEXT

1.2. The system of actors in the financialization of mass housing

- State (federal and local authorities)
 - Housing policies (CONAVI)
 - Land use and urban planning policies
 - Financial and economic policies

Perímetros de Contención Urbana



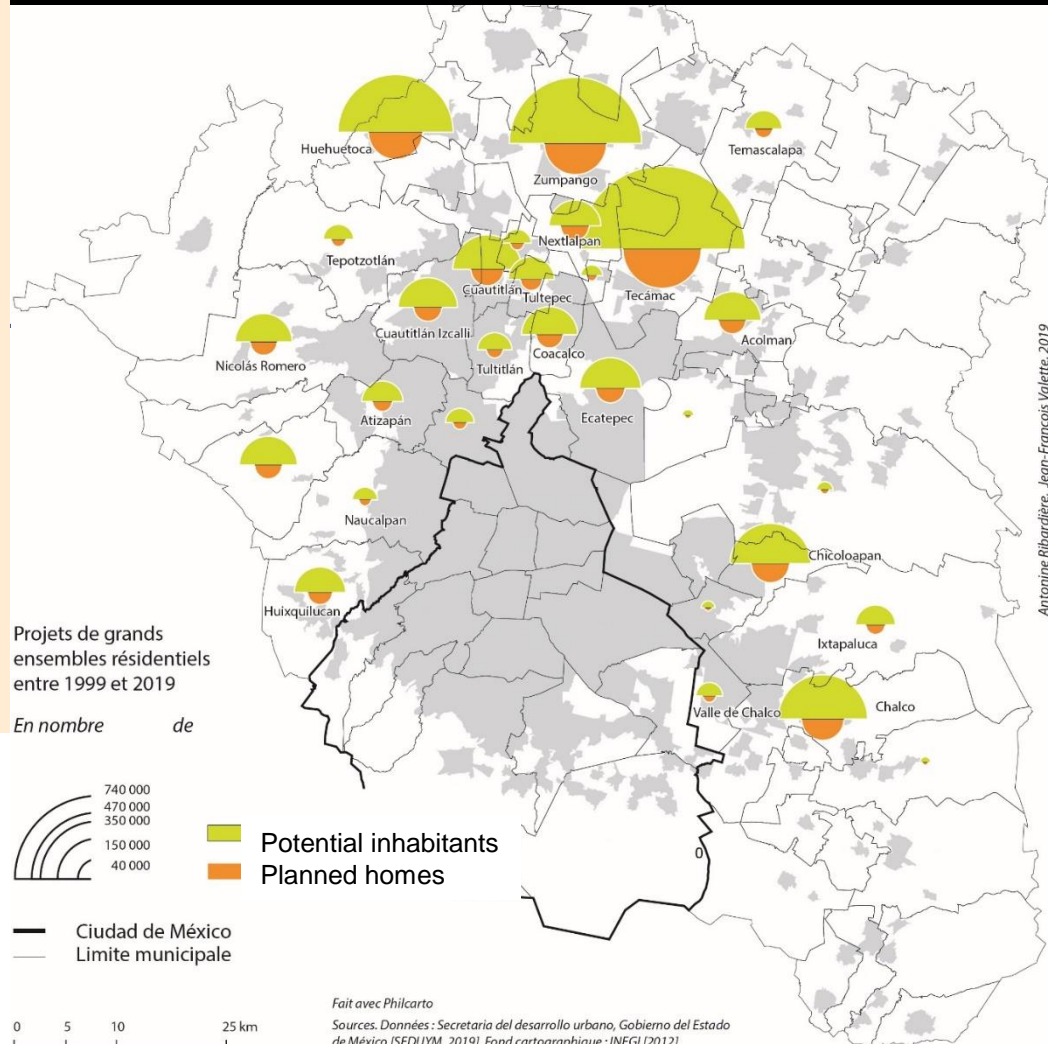
I. RENEWED CONTEXT

1.3. Major results in urban dynamics

1999-2019
 In metropolitan municipios of State of Mexico

- 350 authorized developments
- 700 000 homes
- 3,1 millions potential inhabitants

Building permits in the ZMVM-State of Mexico between 1999 et 2019



I. RENEWED CONTEXT

1.3. Major results in urban dynamics



Tecamac, Los Héroes, 2018
Antonine Ribardière, JF Valette

I. RENEWED CONTEXT

1.3. Major results in urban dynamics



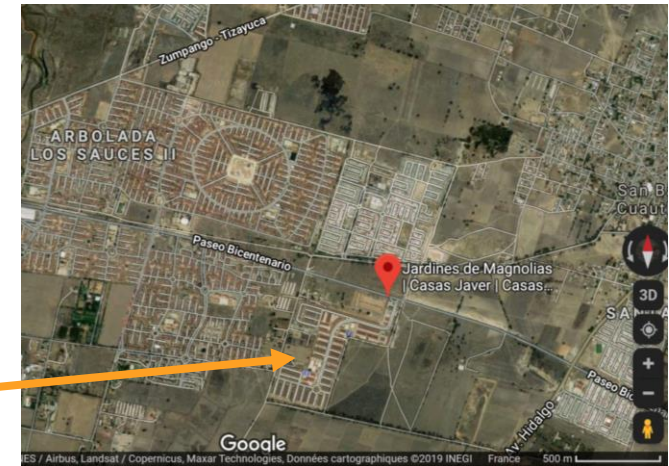
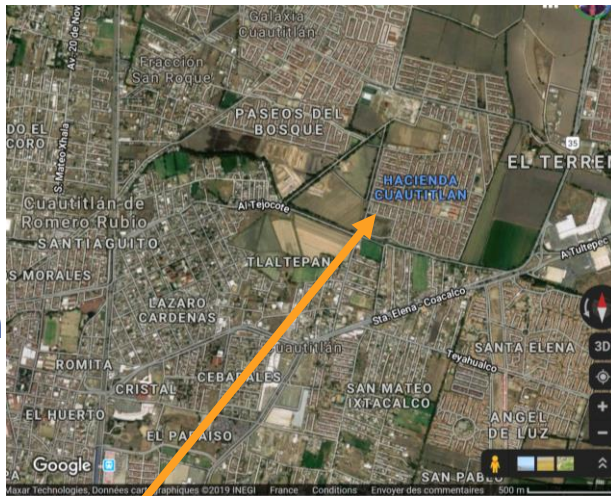
Hacienda Cuautitlán, Cuautitlán, 2018



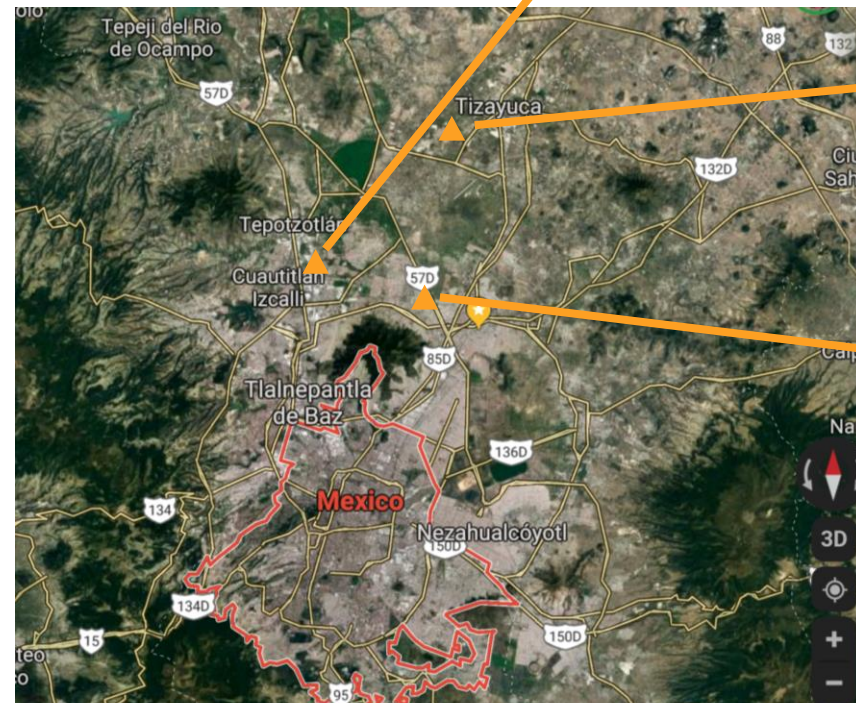
II. SETTLEMENT OF HOUSING ESTATES AND RESIDENTIAL STRATEGIES



**Jardines de Magnolias
Javer**
2018 –
1 800 housings units



**Hacienda Cuautitlán
Geo**
2005 –
4 400 housings units



**Los Heroes
Sadasi**
1998 –
80 000 housings units

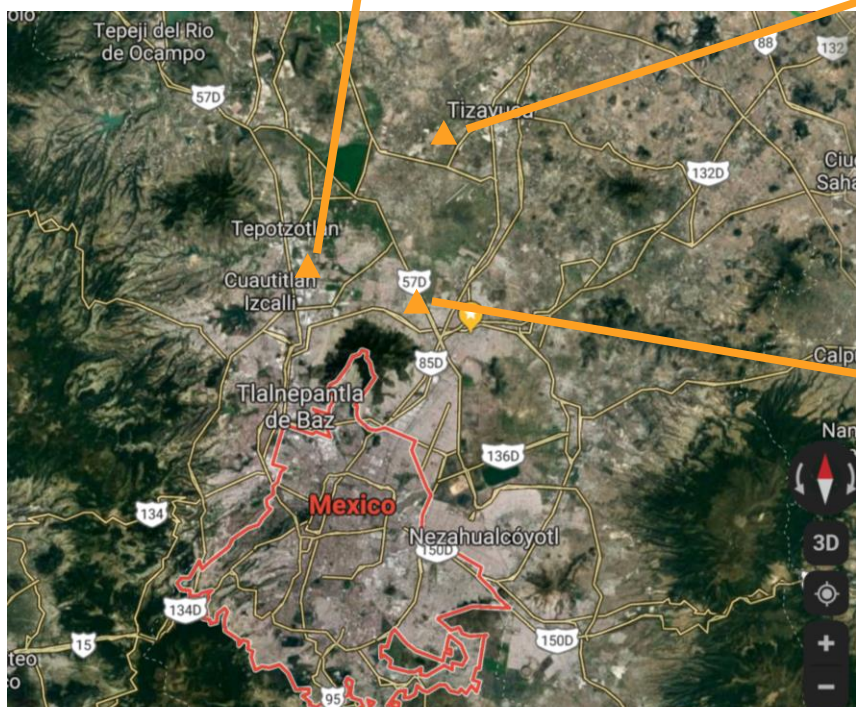
The three areas of study



Hacienda Cuautitlán, Cuautitlán



Jardines de Magnolias, Zumpango



Los Héroes, Tecámac



Local declinations of the model

II. SETTLEMENT AND STRATEGIES

The inhabitants: representatives of the middle class

2.1. Owners, but also tenants and accommodated

- ⇒ Importance of the rental market
- ⇒ Owners' perception of tenants

- ⇒ Accommodated : the role of family solidarity

- ⇒ Owners : importance of the resale market
- ⇒ The role of estate agents and brokers

II. SETTLEMENT AND STRATEGIES

2. 2. Residential strategies

⇒ Intra-urban trajectories

How did people get here ?

a) Conjunto as a residential practice

- a second generation : an experience already known \neq *col. pop.*
- a constrained choice to access the property
- a simple investment

b) The location in the city

- a reasoned choice, based on accessibility
- a reasoned choice, according to family proximity
- a constrained choice, renouncing centrality

⇒ *mobility : center to periphery / periphery to periphery*

II. SETTLEMENT AND STRATEGIES

2. 3. *Life in conjuntos*

=> common features vs factors of social differentiation

a) Residential closure

- a) Promiscuity
- b) Urban services practice
- c) Access to the city centre



Hacienda Cuautitlán, Cuautitlán, 2018

=> *diversified practices, trajectories and anchoring*
 => *threshold effects*



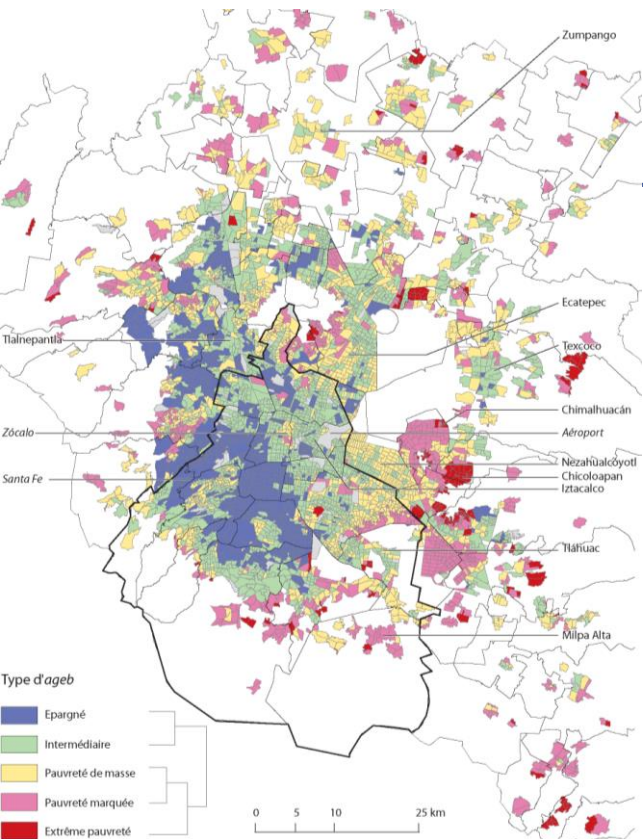
III. INTEGRATION INTO THE CITY: HOUSING STOCK OR URBAN NEIGHBORHOOD?

III. TOWARDS URBAN INTEGRATION?

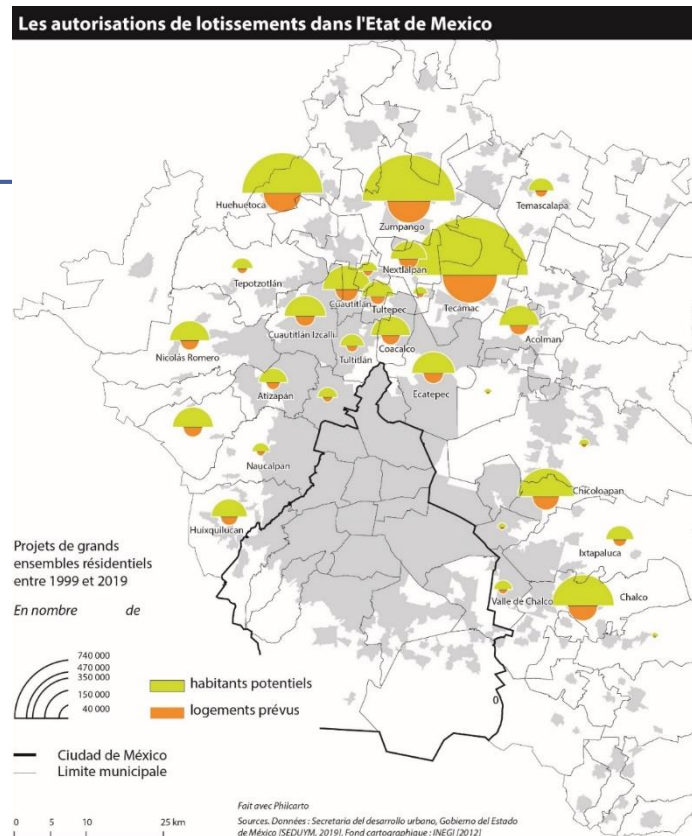
3.1. A social division of space on several scales

➤ Metropolitan scale

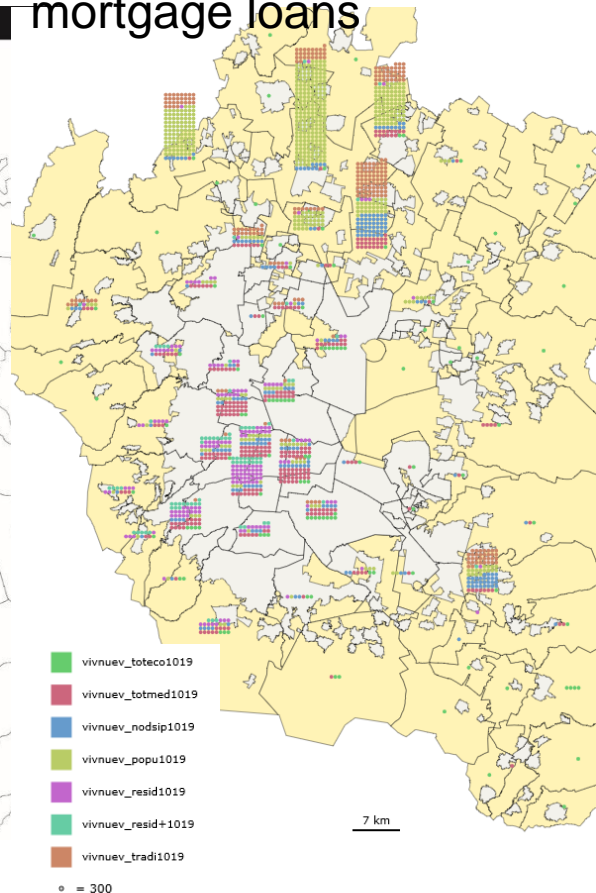
Social geography



Constructions



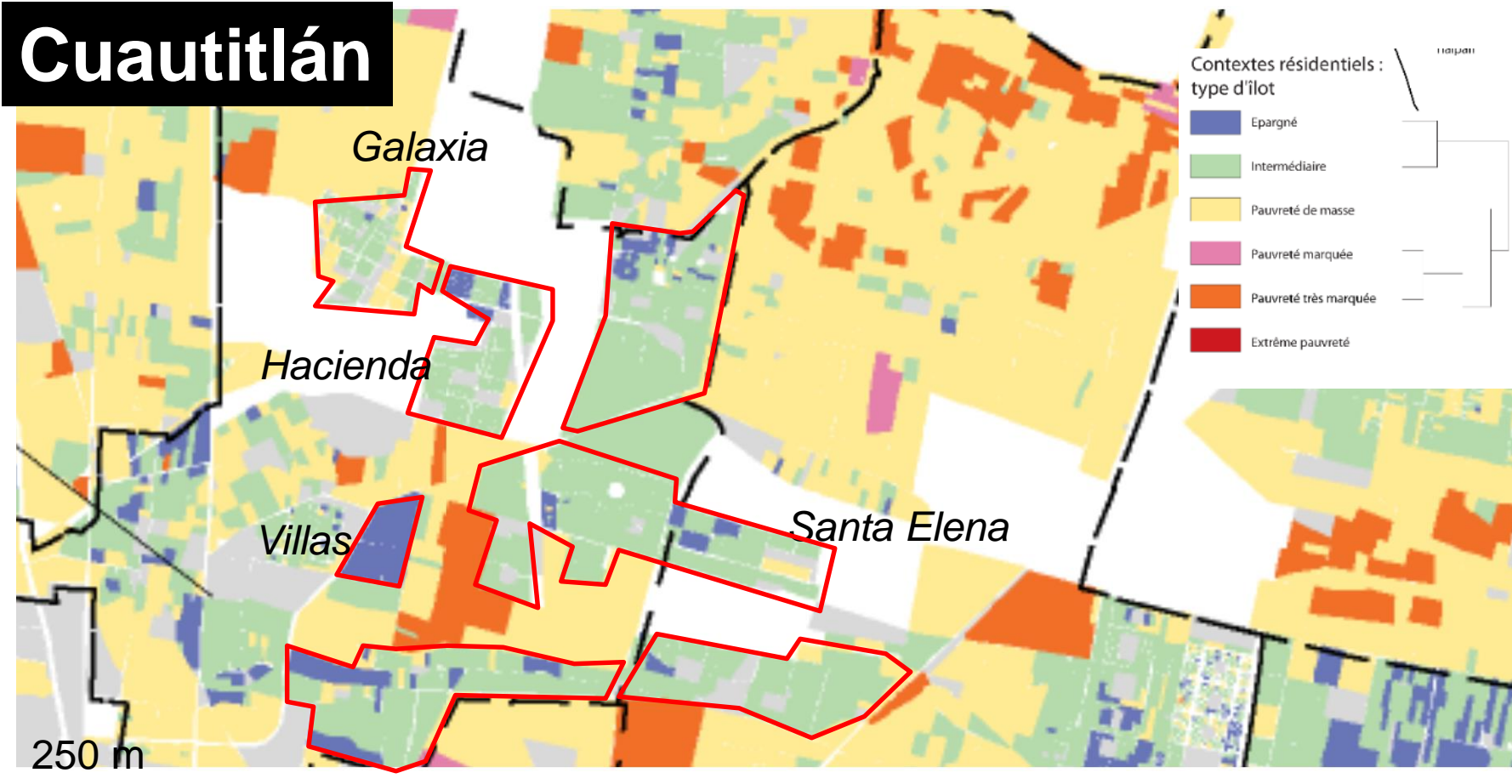
Types of homes / mortgage loans



III. TOWARDS URBAN INTEGRATION?

3.1. A social division of space on several scales

➤ Local scale





III. TOWARDS URBAN INTEGRATION?

3.2. The heterogeneity of the trajectoires

- Localization
 - Housing type
 - Urban integration
- (Salinas, Janoschka, 2017)*

- First generation creditworthiness
- Access to centrality
- Connection to transport networks
- Sustainability of basic services



Santa Fe, Zumpango, 2017

Los Héroes, Tecamac, 2018



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