

Neighborhood Defenders: Participatory Politics and America's Housing Crisis

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55 Regent St



55 Regent Street: The Response

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- ▶ It's cost us over \$100,000 to have this work done [on my house]. My concern is that....demolition is going to affect all the work we've done.....That's our biggest concern.

Public Participation in Housing Policy

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- ▶ Veto points could be a good thing if they empower neighborhoods against developer excess

Participatory Inequality

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- ▶ Central question: who participates at community meetings and what are their views?

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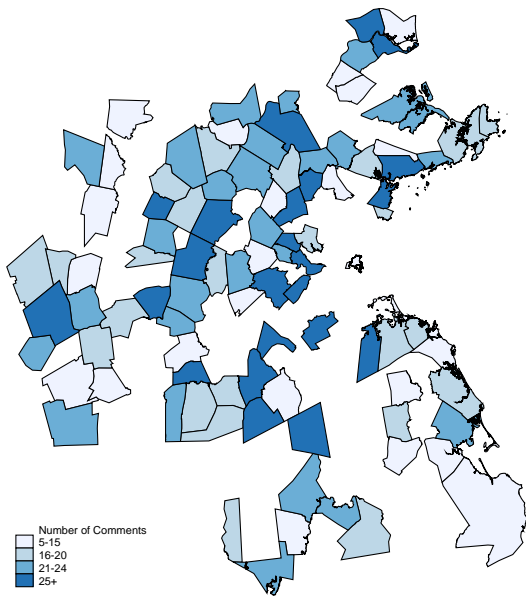
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- ▶ $N = 3,327$ commenters and $N = 4,268$ comments

Towns with Public Comments



Christine Gilbert of 56 Westminster Ave. thanked the board for their efforts and expressed hope for a compromise between the project and the neighbors. She also expressed concerns about traffic and pedestrian safety. Ed Temblay of 76 Wright Street expressed concern about parking and snow removal. Gary Kalajian of 24 Nourse Street is concerned about the height of the building. John Leonard, Town Meeting Member, Precinct 17, 26 Grove Street asked about Deed Restrictions for affordable housing, dumpster location and trash pick-up. Pam Hallett responded that there will be a deed restriction ensuring the units will be affordable to low and moderate income households in perpetuity. Lisa Heinz of Sunset Rd. expressed concern about curb elevation. Bob Levane of 26 Lantern Ln. spoke in support of the project. Michael Vest shared his experience as a tenant with HCA and expressed his support. John Guist, Town Meeting Member, and Neal Mongold, 12 Brattle Place, shared their support for HCA and the project. Dave Berggren of 2 Reservoir Rd. expressed concern about shadow impacts and flooding. Chris Loreti of 56 Adams Street inquired about setbacks, the parking reduction zoning bylaw, and whether the project would go to the Conservation Commission. Jenny Raitt replied that it would. William Thorndike of 1165R Mass Ave spoke in support of the project. Kate Casa of 62 Wollaston Rd. and Patricia O'Connor Prindle of 13 Newport Street supported the project. Tami Kalajian expressed concern about flooding, pedestrian safety and the size of the project. Tom Nee of 76 River Street supported the project. Suzanne McLeod of 61 Mountain Ave. supported the projected but preferred a more unique design. Linnea Berggren of 2 Reservoir Rd. expressed concern about parking overflow on adjacent streets. Tom Mansfield of 11 Lowell Street Place expressed concern about the project size and its shadow impact.

Atty. Nelson said it will be for speculation. It will be a high quality house for the neighborhood.

Frances Hanson, 42 Shannon Road asked, what type of house will be built there?

Atty. Nelson said he is not sure at this time.

Ms. Hanson asked, if they will be required to finish the road there?

Mr. Colantuoni said they will be required to comply with the Department of Public Works road requirements.

Alfred Franca, 38 Shannon Road asked, if this house will have a basement, as he has drainage concerns regarding that property?

Meeting Minutes

▶ % Oppose

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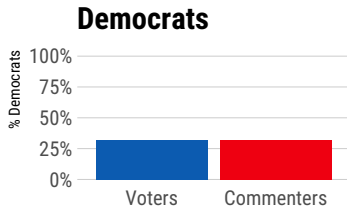
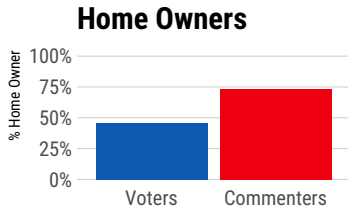
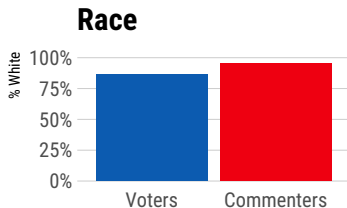
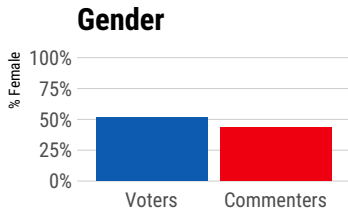
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 - ▶ Vote history

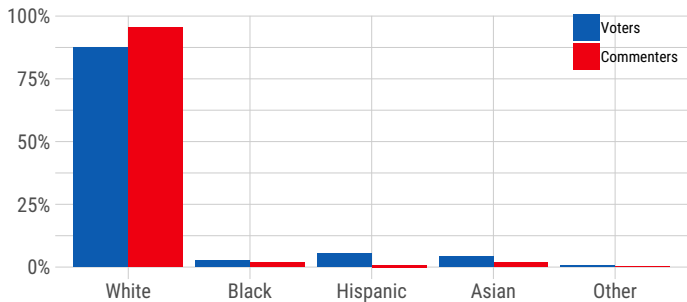
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 - ▶ Vote history
 - ▶ Race (Name matching algorithm)

Results: Participants Compared to Voter File



Results: Participants Compared to Voter File by Race



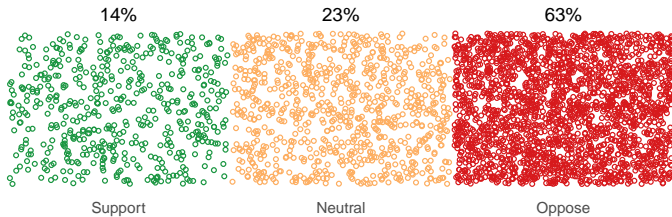
Latino Surnames

- ▶ 3 of 313 commenters in towns that were $>10\%$ Latino had a Latino surname

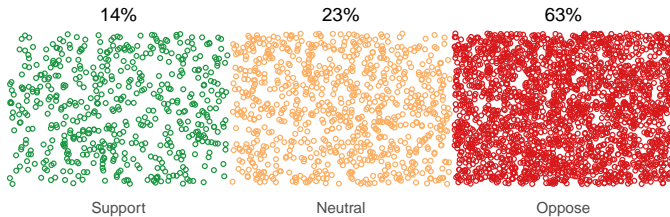
Latino Surnames

- ▶ 3 of 313 commenters in towns that were >10% Latino had a Latino surname
- ▶ 1 of 42 commenters in Lawrence, MA (75% Latino) had a Latino surname

Results: Participants' Positions

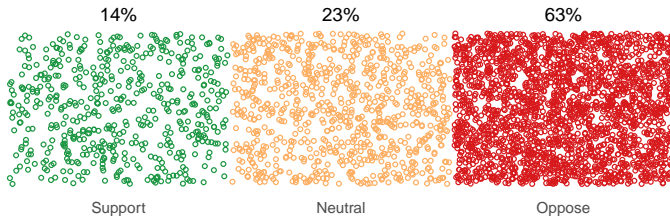


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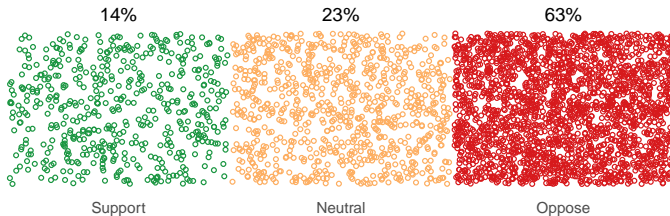
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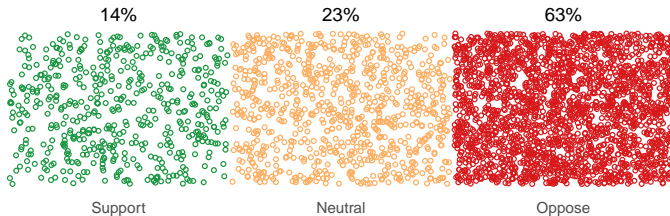
- Predictors of opposition
 - White

Results: Participants' Positions



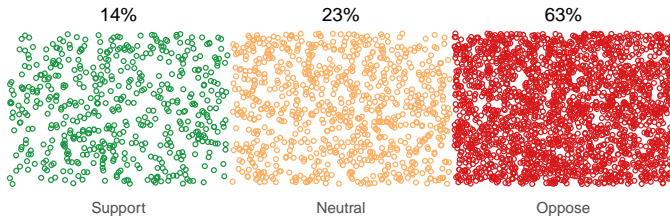
- ▶ Predictors of opposition
 - ▶ White
 - ▶ Homeowner

Results: Participants' Positions



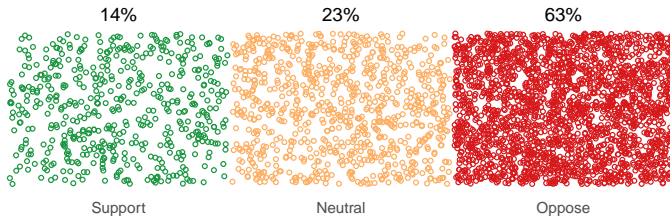
- Predictors of opposition
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Results: Participants' Positions



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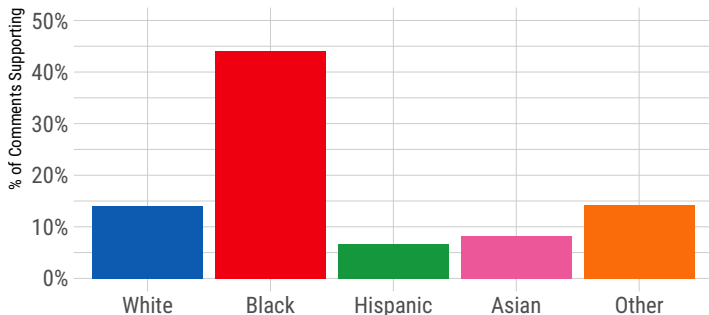


- Predictors of opposition
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 - Republican
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 - Infrequent voting

Black Voters Are More Likely to Speak in Support of Development

Comments Supporting Housing Development

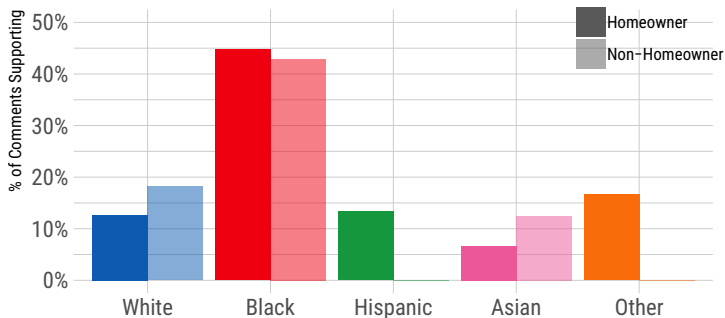
by Commenter Race



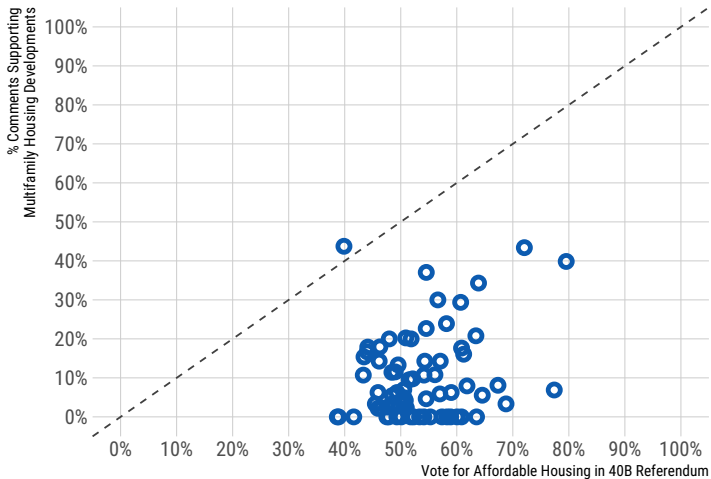
Black Voters Are More Likely to Speak in Support of Development... Even After Accounting for Homeownership

Comments Supporting Housing Development

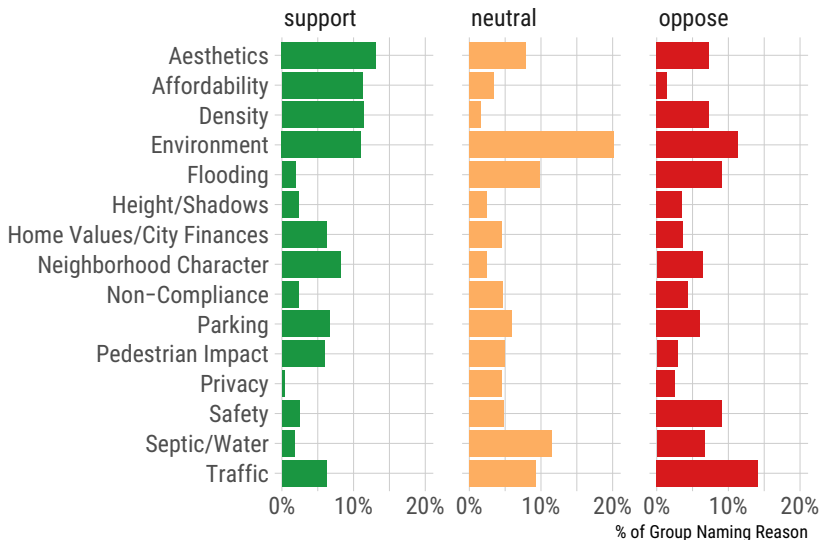
by Commenter Race and Homeownership



Mass Public Generally More Supportive of Housing



Top 10 Reasons Given by Position Taken



Land Use Regulations and Expertise

- ▶ High level of expertise (e.g., “He stated that as an engineer he knows what kinds of games can be played with numbers. He gives no credibility to these counts. He added that Merrimack College traffic is not de minimus....He asked for a written report from the DPW on the impacts of proceeding with the facility.”)

Policy Impact

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 - ▶ Multiple individuals in our data attended meetings with lawyers and identified themselves as lawyers
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 - ▶ Quantitative analysis correlated lawsuits with lower levels of housing permitting

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- ▶ Evidence from GOTV operations
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 - ▶ Mobilization efforts may exacerbate rather than address participatory disparities
- ▶ Concentrated costs and diffuse benefits of housing developments make it difficult to attract more attitudinally and demographically representative commenters

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- ▶ Waiting period on decision-making
- ▶ Pre-register clear guidelines
- ▶ Encourage public input on zoning, but then allow developers to build up to the limits of city/town zoning

Thank you!

MEETING THE CHALLENGE

Global Innovations in Urban Housing

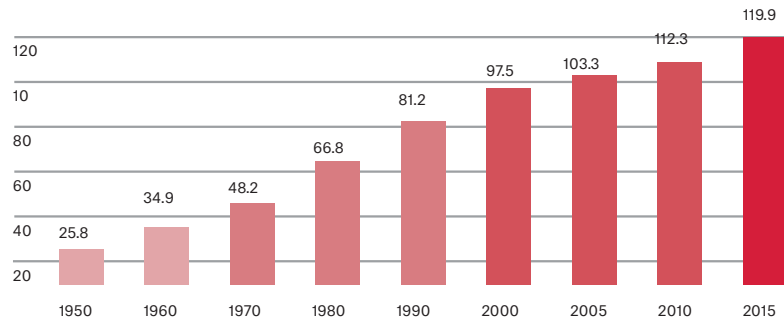
Boston University

April 8th, 2019

Surella Segú

EL CIELO ARCHITECTURE

COUNTRY GENERAL INFORMATION



Population

129,2 million
(2017)

Extension

1,960,189 km²
32 states
59 Metro Areas

Density

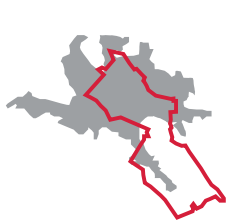
61 hab/ km²

Territorial Expanse of Cities

— Administrative Limit ● Metro Area



Guadalajara



Monterrey



Mexico Cty



Paris



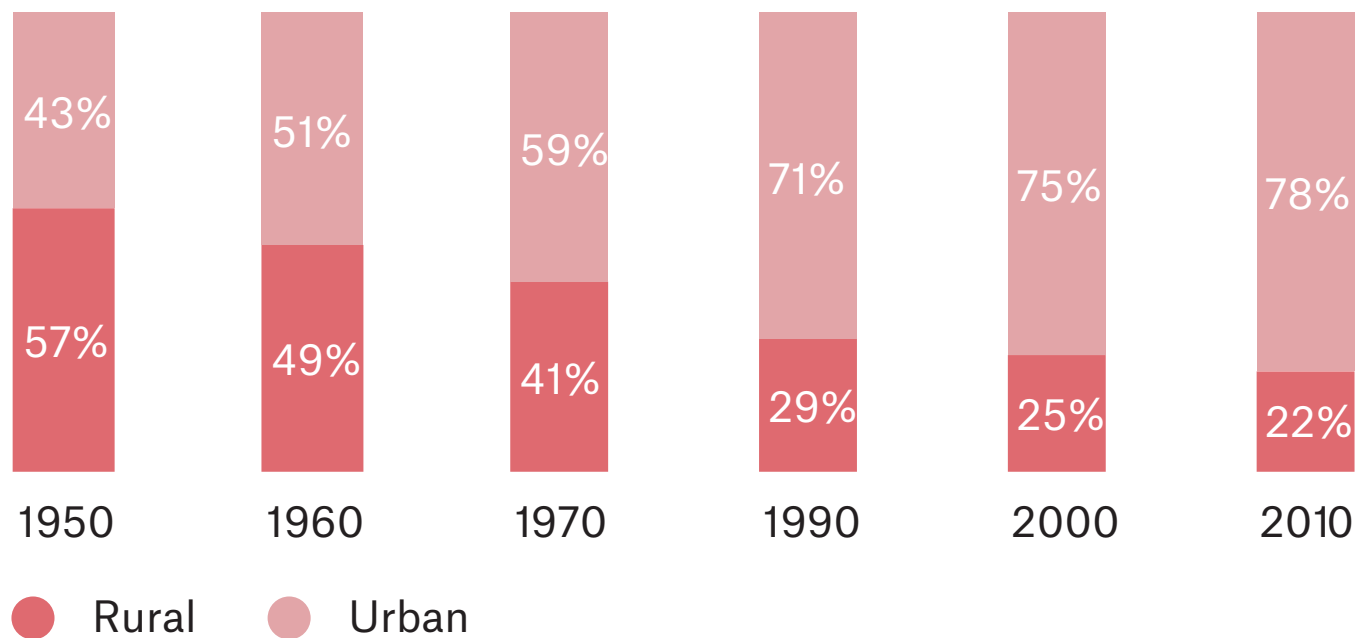
New York



London



RURAL AND URBAN POPULATION



2017

129,2 m
population

74.2%
live in urban areas

401
cities

13 cities over
1m habitantes

2030

137 m
population

83.2%
live in urban areas

961
cities

21 cities over
1m habitantes

¹ INEGI censo del 2010

² Proyección del Sistema Urbano Nacional (SUN), 2010-2030 (CONAPO)

INFONAVIT

National Institute for Housing Workers Fund

The largest mortgage lender in the world based on the size of its portfolio and its origination level

Originates

70% of all mortgage loans in the country

Manages

22% of the pensions of workers

1 of every **4**

Mexicans, live in a house financed by Infonavit

FINANCING

For home
acquisition

8 M LOANS

in 4 years

TOTAL PORTFOLIO \approx 879 B \$MXP

MANAGES

The worker's pensions
in a transparent and
competitive manner

HOUSING ACCOUNT

699 B \$MXP

In average, 500,000 credits are given every year.

1.2 Million mortgage and home improvement loans originated between January 2013 and December 2014

70's & 80's Market creator

Infonavit participates both in construction and housing financing





Nonoalco Tlatelolco / Mario Pani



El Rosario Development | J. Paul Getty Trust, Julius Shulman Photography Archive, Research Library, Getty Research Institute

90's Social mortgage lender

- Stop constructing
- Consolidates as a social mortgage lender
- Finance finished dwellings
- Develops and implements a detail building code



2001-2012 Fighting the housing deficit

Catalyzes its role as a loan provider and canalizes governmental subsidies. Massifies housing supply. Normative role passes to States/Municipalities





Fotografía: Jorge Taborda Tatiana Del Real



Fotografía: Jorge Páez de la Torre

Área Densidad



Fotografía: Jorge Taborda Alta Densidad



Fotografía: Jorge Palacios - Alta Densidad

2013 Social security booster

Evolving its institutional framework and strategy to boost workers' social security:

Attend housing needs through financial solutions that improve quality of life. Pay efficient returns to right-holders' retirement savings. Housing model oriented to the development of competitive cities.



- **According to INEGI, there are about 5 million uninhabited dwellings in Mexico**
- **50,000 of these credits for new houses were given between 2010 and 2012**
- **Distant and isolated housing developments (abandoned houses ~3% of total loan portfolio)**





When the wearer is warm













Rinconada de los Ángeles, Mineral de la Reforma. Módulo 11.

URBAN DEVELOPMENT AREA

1. ANALYSIS AND STRATEGY

2. URBAN RENEWAL PROGRAMS

1. ANALYSIS AND STRATEGY

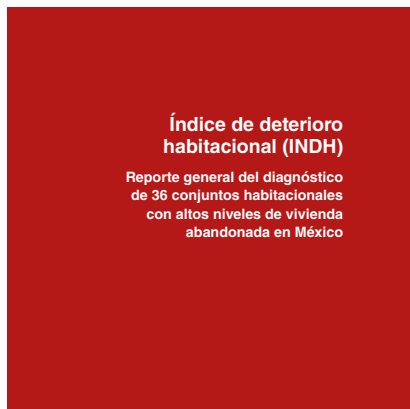
Specialized research documents



Atlas of abandoned housing



Community impact of urban artistic interventions



Housing
Deterioration Index



Comparative research and best practices
(France, Chile, USA and Mexico)

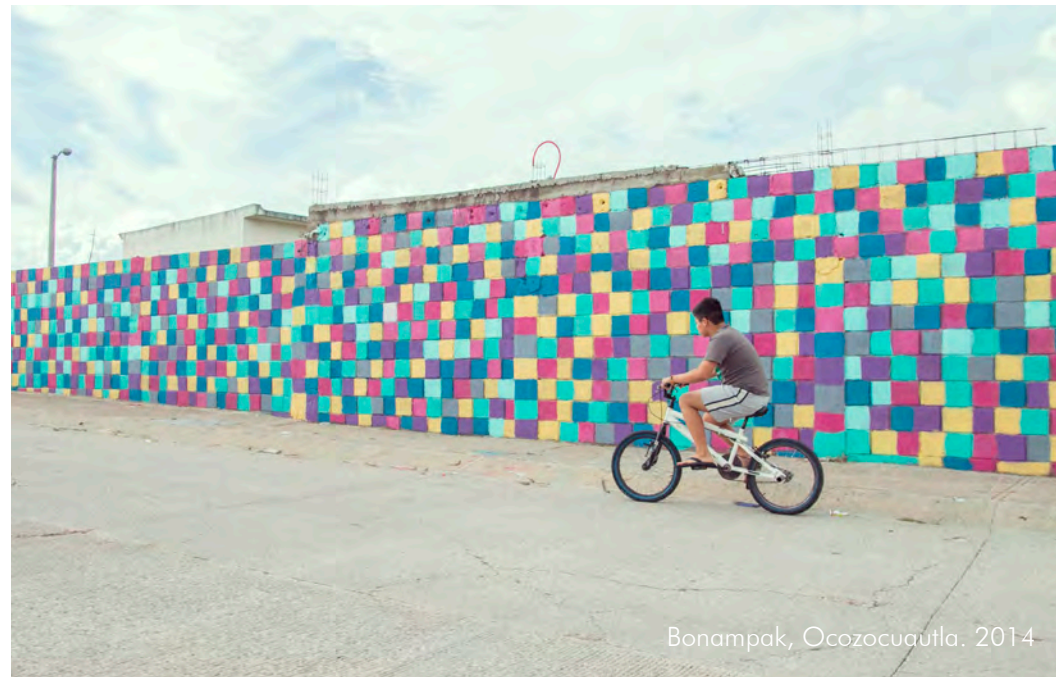
2. URBAN RENEWAL PROGRAMS

PROGRAMS	RESULTS	
Pintemos México	13,200 m ² 24,636 5,206	urban art murals benefited dwellers painted houses
Urban renewal	32 16 10 5 21 14 5,400m ²	light and shadow modules Playgrounds Reading Rooms Community center / sports center Plazas Alleys urban art murals
Urban and social regeneration	-36 Housing development assessment -250,000 Houses -Development with the highest number of abandoned housing	

COMMUNITY PARTICIPATION



PINTEMOS MÉXICO





Polígono 108, Mérida, Yucatán, LUDENS.



Rinconada de los Ángeles, Mineral de la Reforma. Módulo 11.



Rinconada de los Ángeles, Mineral de la Reforma. Módulo 11.



Los Fresnos, Tepic, Nayarit. Fernanda Canales/Frida Escobedo.



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San Pablo Xalpa E-F, CDMX. Periférica.



Puerto Moreno, Veracruz. Rozana Montiel.



Santa Fé Belén, CDMX. LUDENS.

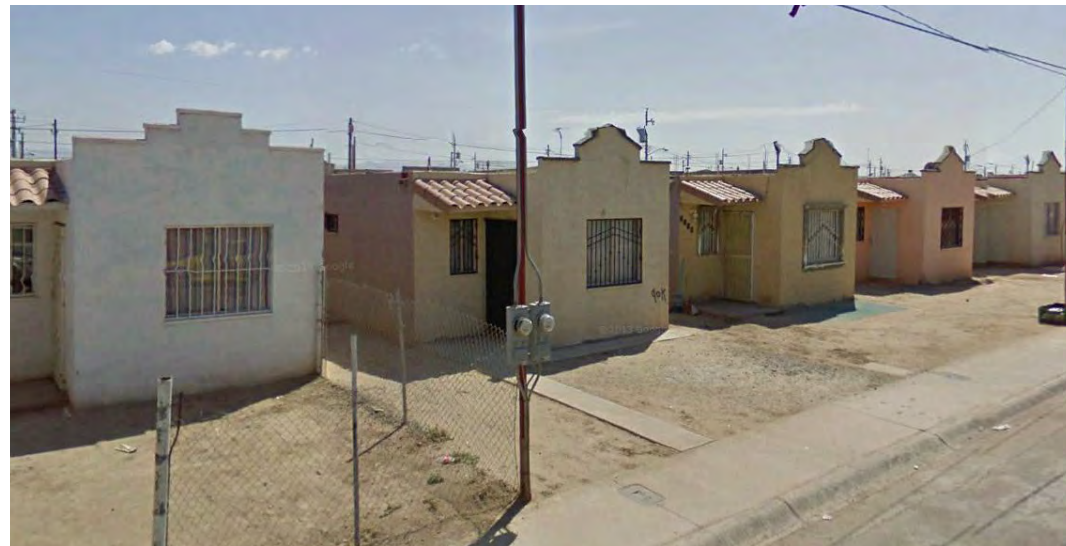


VALLE DE PUEBLA, MEXICALI

Housing typology: Single family house
Number of units: 10,601
Population: 26,111
Abandoned houses: 1,117

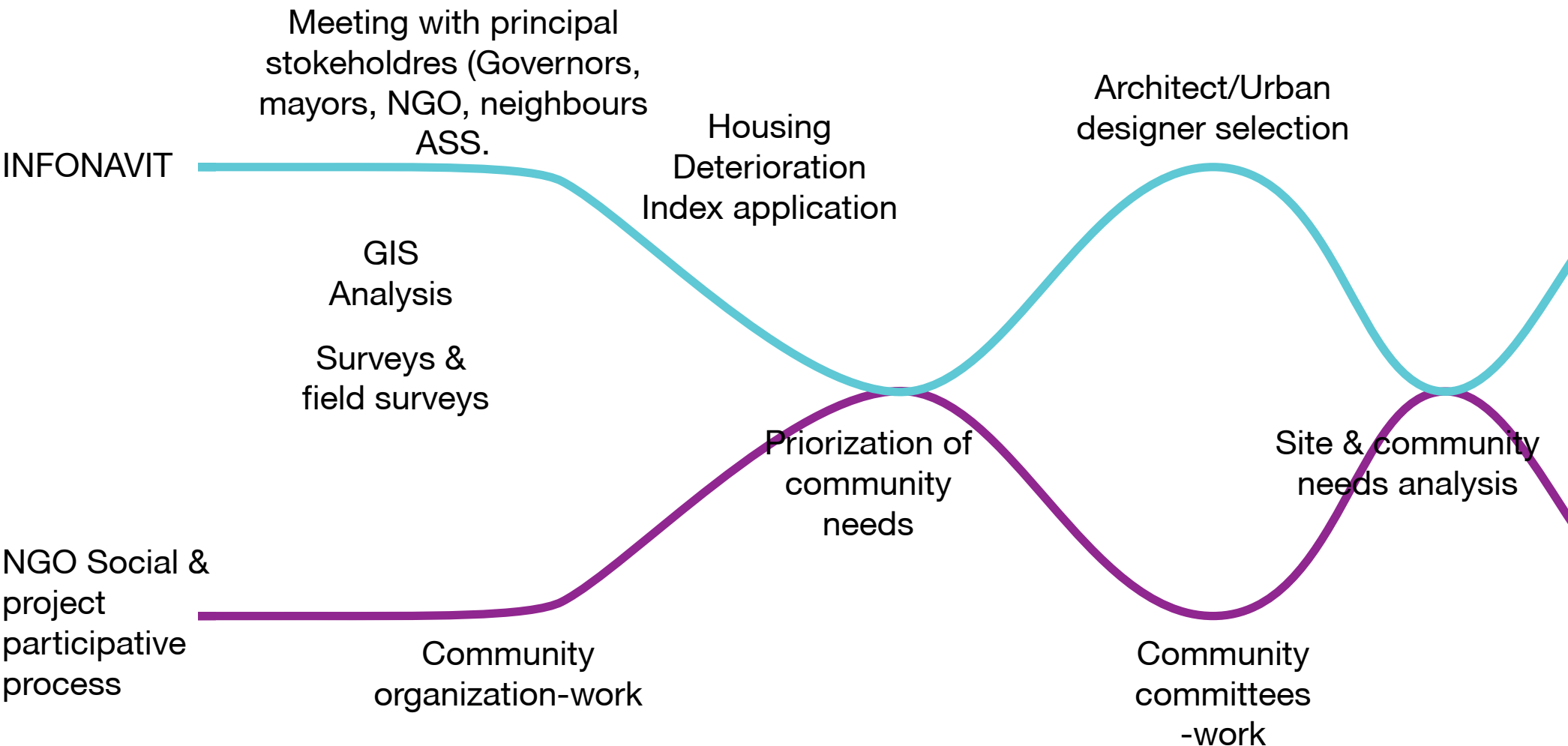


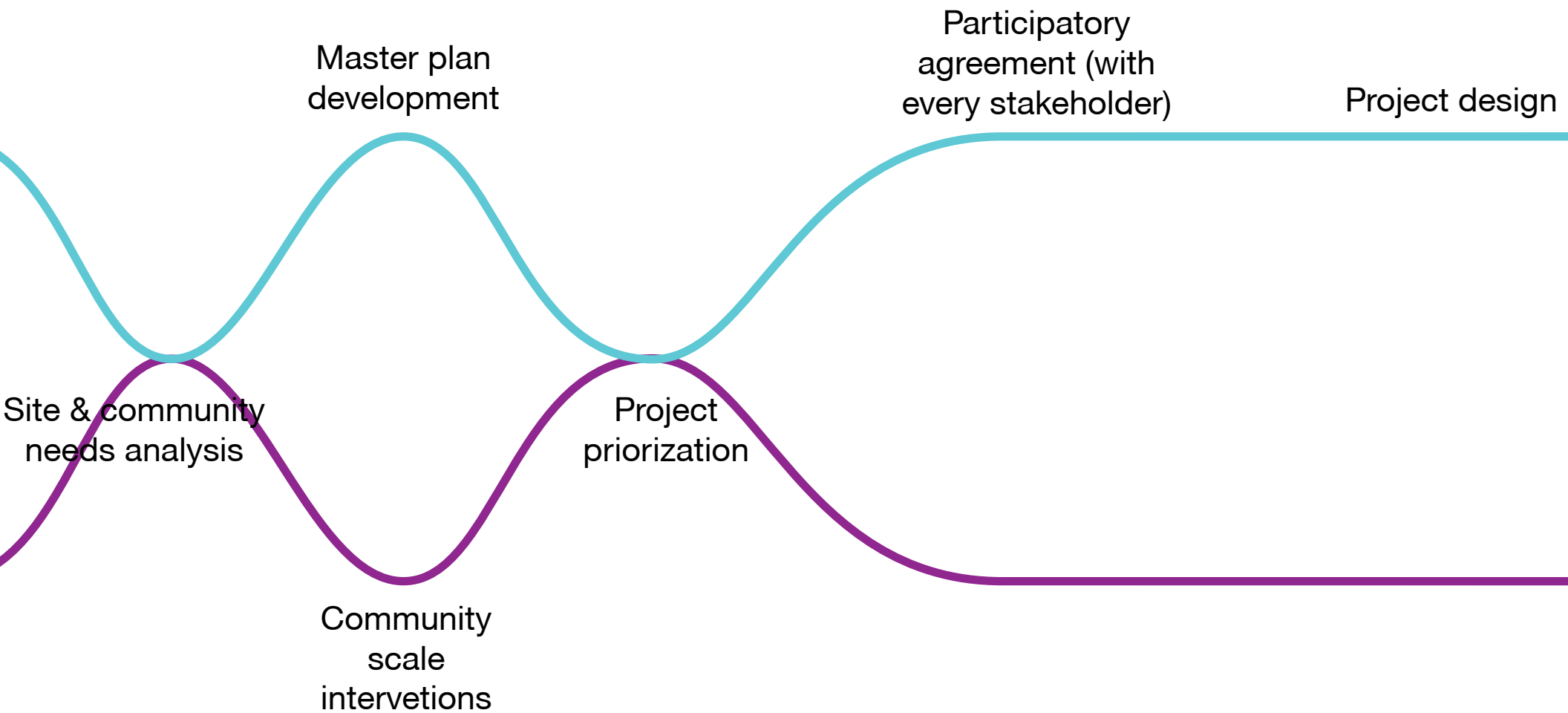
Mexicali population: 1,039,260



**36 Diagnosis applying the Housing
Deterioration Index in complexes with
high levels of abandoned housing.**

**Around 250,000 single family housing
where assessed.**



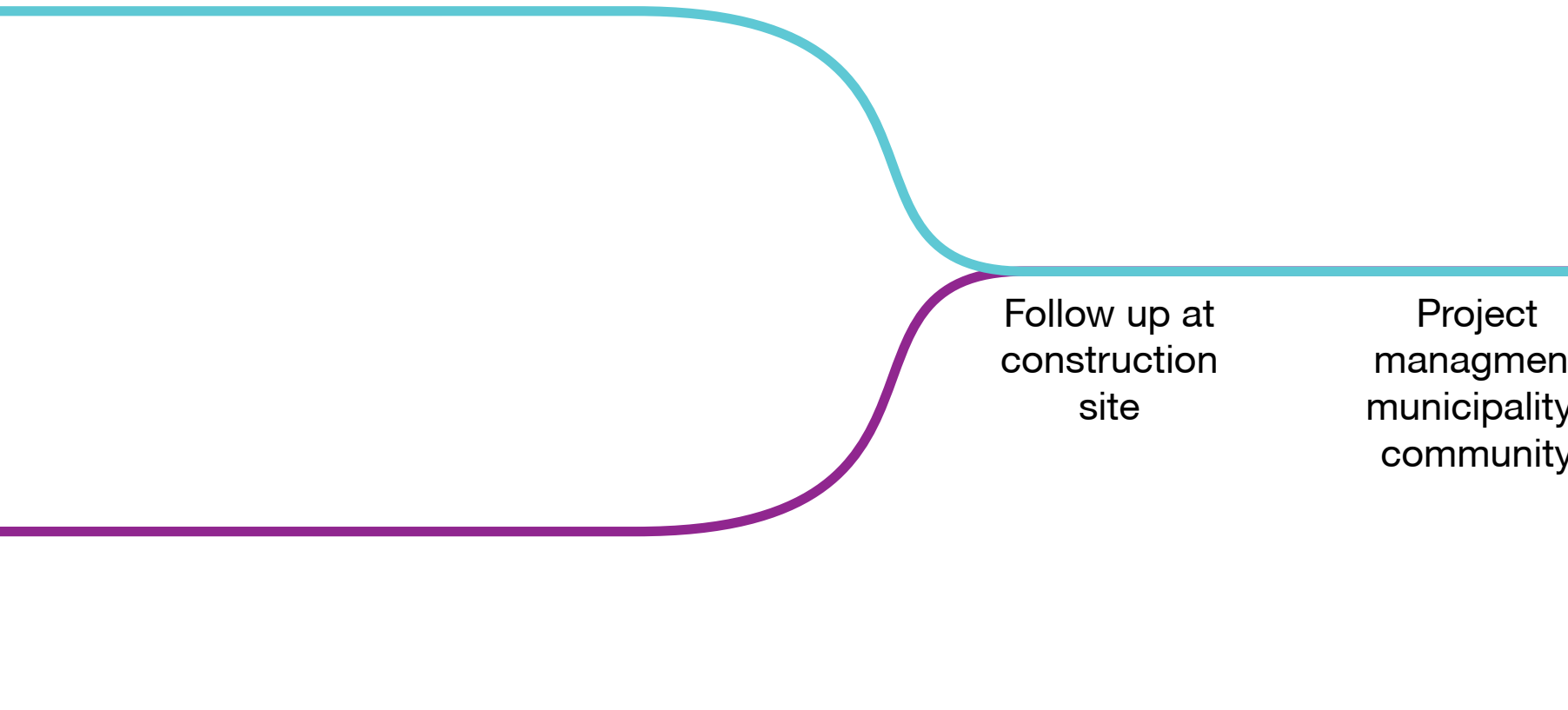


Project design

Construction

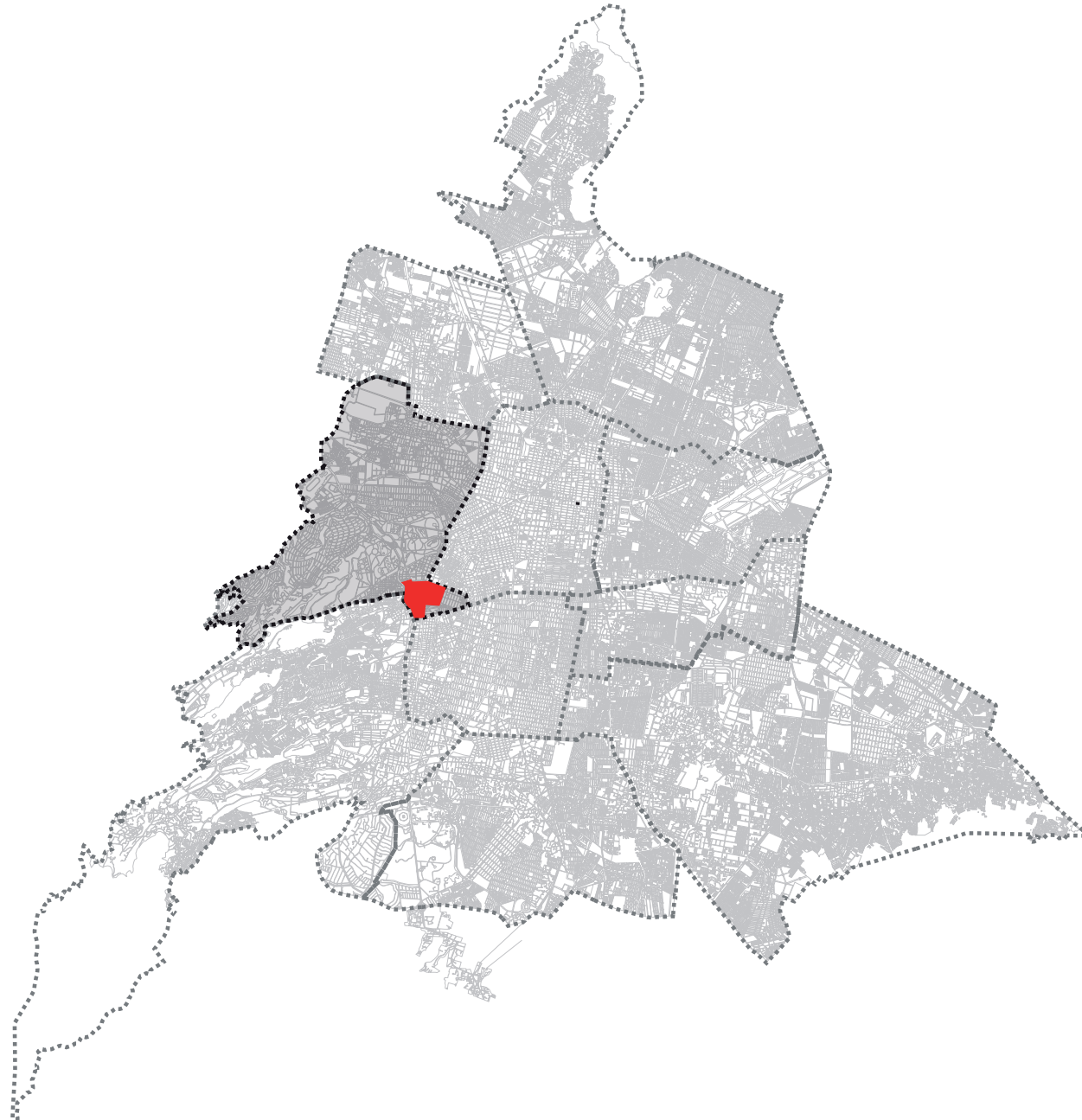
Follow up at
construction
site

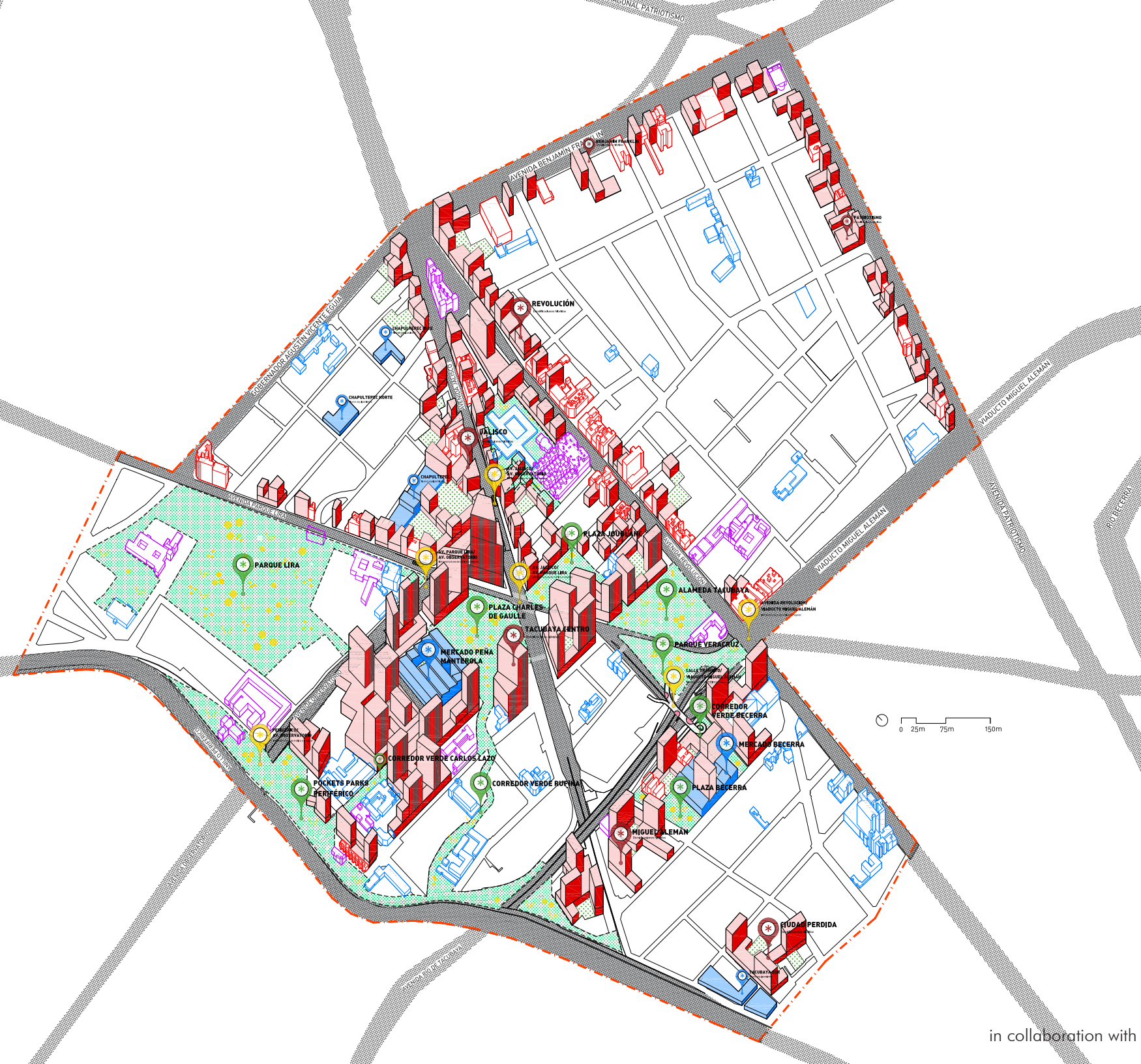
Project
managment
municipality-
community



STRATEGIC PLAN TACUBAYA

 Tacubaya





- Nuevas densificaciones
- Edificaciones corregibles
- Nuevos equipamientos exentos
- Equipamientos existentes
- Sistema de parques y plazas
- Nuevos patios verdes
- Edificaciones de valor patrimonial
- Limite del Polígono Tacubaya

STRATEGIC PLAN

Media
presentation

Information
center

COMMUNITY ENGAGEMENT

STRATEGIC PLAN

Media
presentation

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COMMUNITY ENGAGEMENT

Strategic
plan
website



STRATEGIC PLAN

Media
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Information
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3 Community
workshops
(kids)

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COMMUNITY ENGAGEMENT

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STRATEGIC PLAN

Intermediate
presentation: Findings.

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TACUBAYA

UN PROYECTO INTEGRAL DE MEJORA URBANA

CDMX

MIGUEL HIDALGO

El PLAN ESTRATÉGICO TACUBAYA se desarrolla sobre el ámbito denominado POLÍGONO PARCIAL TACUBAYA que se sitúa en el extremo sur-este de la delegación Miguel Hidalgo con una extensión aproximada de 140ha. Como todo PLAN ESTRATÉGICO, este también busca comprometerse con un modelo de ciudad y demostrar que las acciones propuestas se remiten a un marco urbano que se plantea la ciudad como un conjunto de ecuaciones sociales, económicas, culturales y urbanas, atendidas todas ellas por variables como calidad del espacio público, equilibrio residencial, movilidad sostenible, infraestructuras y servicios suficientes, en relación al valor del patrimonio y gobernanza adaptada a las intenciones expresadas por el documento. Pero hay más, porque nada de esto tendrá sentido si se le da una voz esencial a las voces y propias sociales que coinciden en el área de trabajo: residentes, locatarios de los mercados, profesionales del transporte público, vendedores ambulantes, etc., que han participado activamente en los procesos de diagnóstico y elaboración del Plan Estratégico. El fin último es la reconfiguración completa, coherente y cohesionada de un fragmento de la ciudad antes y después de una personalidad propia que el Plan quiere reforzar.

El PLAN ESTRATÉGICO TACUBAYA es por lo tanto la hoja de ruta para guiar esas transformaciones, y por eso, aparta un capítulo de ACCIONES que se proponen para ser desarrolladas a corto, medio y largo plazo. Aunque estas acciones son susceptibles de desarrollarse independientemente conforme las oportunidades y disponibilidades económicas las orienten. Se propone un ensayo de coherencia entre ellas a través de su agrupación en 8 escenarios que definen los nuevos centros de la vida colectiva de la nueva Tacubaya, entendidos cada uno de ellos como un ambicioso proyecto de arquitectura, paisajismo, infraestructuras y equipamientos cuya visualización se considera esencial para monitorizar los deseos colectivos de una comunidad que quiere la mejor para su ciudad.

Estos escenarios o conjuntos de acciones son los siguientes:

- Parque Lira
- Mercado Peña Monterosa y Plaza Charles De Gaulle
- Plaza Joubert
- Entorno del Perifoneo
- Corredor Verde y Estación Rufina
- Alameda Tacubaya
- Mercado Becerra
- Ciudad Perdida

Estos conjuntos de acciones se apoyan en dos procesos de trascendencia extraordinaria para la zona:

- El primero recoge la posición del PLAN ESTRATÉGICO frente al Sistema de Activación por Cooperación de la Zona de Tacubaya -el SAC TACUBAYA- cuyos premisas, dimensiones y principios básicos emitidos por la Secretaría de Desarrollo Urbano y Vivienda, vienen dados por un proceso anterior a la redacción del PLAN ESTRATÉGICO. Ante este antecedente, el Plan Estratégico se siente obligado a visualizar la ciudad resultante y proponer las correcciones oportunas dentro de las limitaciones de los instrumentos de los que disponemos.
- El segundo es esencial y debe ser programado. Nos referimos a la reconsideración de las problemáticas que la abundancia de infraestructuras viarias genera en el polígono y que demandan una redistribución equitativa de los medios de movilidad que en la actualidad generan puntos de congestión y segregan la ciudad haciendo imposible una movilidad aceptable para peatones y ciclistas.



<http://www.miguelhidalgo.gob.mx/planestrategicotacubaya>

ACCIONES ESTRATÉGICAS



TACUBAYA EQUIPADA TACUBAYA PEATONAL TACUBAYA RESIDENCIAL TACUBAYA VERDE

1,000,000m² de nuevos usos híbridos

TACUBAYA PEATONAL

2,793 vehículos actuales hora pico - Av. Parque Lira
1,400 vehículos futuros hora pico - Av. Parque Lira

17 pasos elevados existentes en Tacubaya
5 pasos elevados futuros en Tacubaya

142 Kg emisiones contaminantes actuales grandes vías
4 Kg emisiones contaminantes futuras en grandes vías

TACUBAYA EQUIPADA

74,837 m² equipamientos existentes
90,000 m² Equipamientos exentos
125,000 m² Equipamientos en usos híbridos

TACUBAYA RESIDENCIAL

19,741 habitantes
7,270 viviendas

40,741 habitantes
15,270 viviendas

TACUBAYA VERDE

2,291 árboles existentes
5,000 árboles futuros en las calles de Tacubaya

98,000m² espacio público existente
200,000 m² Espacio público futuro





TACUBAYA

UN PROYECTO INTEGRAL DE MEJORA URBANA

DECÁLOGO DEL PLAN ESTRATÉGICO TACUBAYA

- 1 El Plan Estratégico de Tacubaya integra en un único documento todas las capas de actividad que construyen la ciudad: sociedad, gobernanza, economía, movilidad, etc. Para ello, será esencial la participación de los habitantes implicados a los que se da voz a través del Plan de Participación Ciudadana.
- 2 El documento establece una serie de acciones de toda índole para ser realizadas a corto, mediano y largo plazo.
- 3 El documento establece los alineamientos para evaluar y corregir los proyectos de desarrollo urbano e inmobiliario que surjan en el polígono para conseguir su máxima adecuación al modelo de ciudad que se pretende.
- 4 La ciudad es para los ciudadanos y, muy especialmente, para los peatones. La peatonalización de la ciudad consiste en habilitar una nueva generación de espacios públicos, incentivar el uso de la bicicleta y los desplazamientos a pie, buscando disminuir progresivamente y notablemente la presencia del automóvil privado a base de reducir los cajones de estacionamiento devolviéndolo ese espacio a las personas.
- 5 El plano del suelo es la clave del carácter que se pretende para Tacubaya, que se completa con el contenido de las plantas bajas y los primeros niveles de los edificios como espacios de generación de oportunidades. La Delegación luchará por el carácter permeable del plano del suelo y negociará con los inversores los programas deseables en estos niveles.
- 6 El patrimonio histórico es un elemento esencial de la identidad de Tacubaya que el Plan Estratégico debe poner en valor, reforzar y activar ante cualquier acción urbana, arquitectónica o programática que surja en el futuro.
- 7 Tacubaya será pionera en la naturaleza del espacio urbano y su arquitectura. Este concepto enlaza directamente con la sensibilidad medioambiental y la sostenibilidad e implica a todos los elementos de la ciudad.
- 8 La ciudad no la construyen los edificios sueltos y aislados, sino los conjuntos urbanos en los que cada operación se inserta con sensibilidad y conciencia colectiva. El Plan Estratégico ofrecerá una serie de escenarios urbanos deseables para expresar a dónde se quiere ir y cuál es el ambiente urbano que se persigue.
- 9 El fin último del Plan estratégico es la generación de una nueva centralidad para Tacubaya que detone en el conjunto de la ciudad con un importante contenido social, económico y cultural, sin perder su identidad ni homogeneizarse a otros centros recientemente densificados de la ciudad respecto de los cuales Tacubaya quiere mantener su singularidad.
- 10 Se tiene previsto que el Plan Estratégico Tacubaya constituya la base documental y programática para la Revisión y Actualización del Programa Parcial de Desarrollo Urbano de la Zona Patrimonial de Tacubaya, ya que en abril del 2017 se cumplieron 5 años desde su publicación. De esta manera, el esfuerzo de la creación de un documento tan completo e intencionado como se espera que sea el Plan Estratégico encontraría una manera óptima de convertirse en vinculatorio a la hora de guiar el desarrollo futuro del polígono.

EQUIPO REDACTOR

COORDINADOR: MextudioHerreros
FECHA: 2017

EQUIPO PRINCIPAL

DIRECTOR DE PROYECTO
COORDINACIÓN GENERAL
COORDINACIÓN EXPERTOS LOCALES
MATERIALES GRÁFICOS
PROYECTO EDITORIAL
ARQUITECTOS COLABORADORES
RECLAMOS

EXPERTOS LOCALES

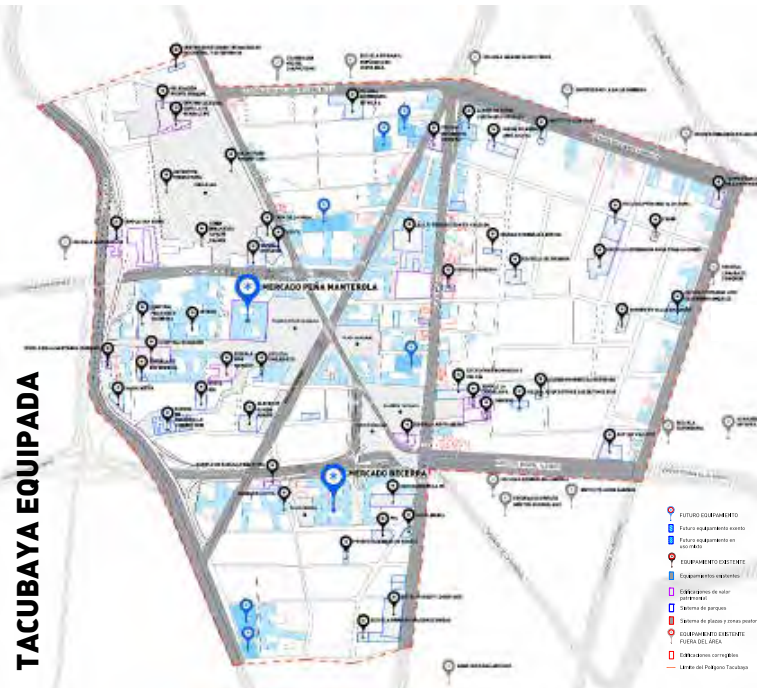
COMUNICACIÓN Y PARTICIPACIÓN
SOCIOLOGÍA
ESPACIO PÚBLICO Y PAISAJE URBANO
MOVILIDAD
ECONOMÍA
HABITAT Y VIVIENDA

EXPERTOS INTERNACIONALES

ORGANIZACIÓN URBANA
DIAGNÓSTICO Y PROGRAMACIÓN
POLÍTICA
REGULACIÓN Y MONITOREO
PÚBLICA Y GOBERNANZA

MextudioHerreros

TACUBAYA EQUIPADADA



TACUBAYA RESIDENCIAL



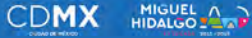
TACUBAYA PEATONAL



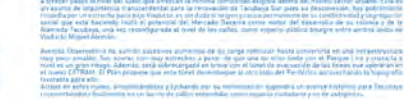
TACUBAYA VERDE



in collaboration with MEXTUDIO HERREROS



ECONOMÍA SOCIEDAD GOBERNANZA



thank you



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