

# Housing in Mexico is vulnerable

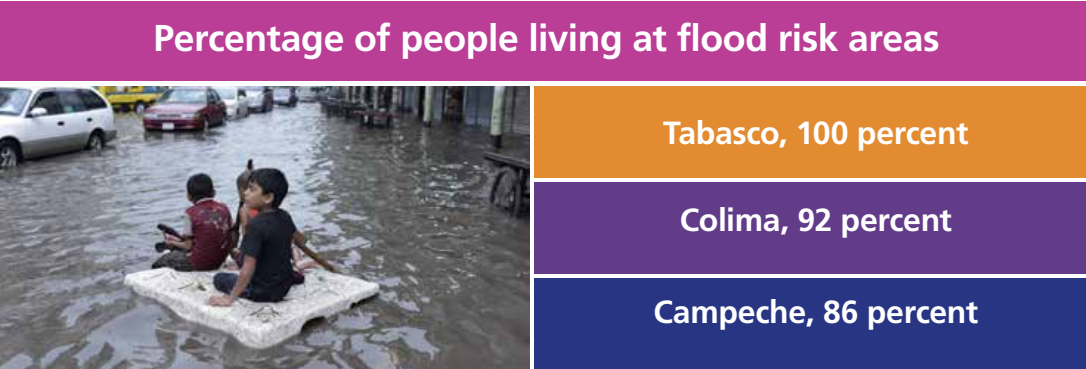
Structural vulnerabilities in housing and their location, particularly in danger areas, put millions of Mexican families at risk while facing natural phenomena

Rains become a torture for millions of people who live in circumstances of housing backlog caused by the lack of materials so, Congregación Mariana Trinitaria started promoting actions to improve housing in Mexico, using high-quality and long-lasting materials, as well as durable solutions.

Seven out of each 10 Mexican citizens live at risk due to their exposure to different kinds of natural and climatic phenomena, and 30 percent of them are located in rural areas. The weak materials used to build those houses worsens the situation, as mentioned in the National Housing Program 2019 - 2024 developed by the Mexican Government.

With the rains, nightmares also came for millions of Mexicans living in houses whose roofs and walls are built with sheet metal and located next to rivers, streams or mountainsides. They are worried constantly of becoming victims of natural phenomena.

In matters of flooding, 35 percent of the population live in danger zones, and in specific states the risk increases as a big number of people live in municipalities with high probabilities of flooding: Tabasco (100 percent), Colima (92 percent), and Campeche (86 percent). Regarding risks that might be caused by big earthquakes, two thirds in the country might be affected, particularly Guerrero, Chiapas, and Oaxaca.



The analysis highlights that in habitability issues it is important to consider physical vulnerability of the external structures of the housing units. That is to say, an important part of the housing backlog is the result of poor conditions in the structures and the location of them, which makes them vulnerable to risks related to natural phenomena and extreme climate events, for instance: earthquakes, floods and landslides, heat waves, among others.

According to the document provided by the Federal Government, poor people tend to be the most vulnerable ones to disasters caused by natural phenomena due to the lack of resources and adaptation skills.

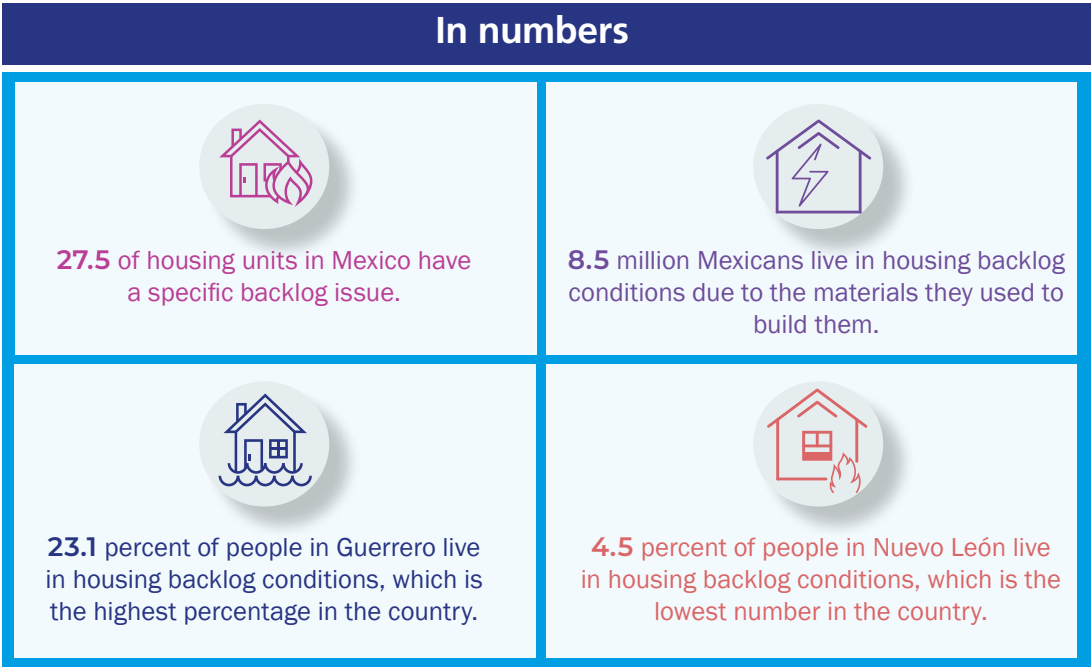
In this topic, the risks of facing earthquakes, floods, and other natural phenomena are particularly high in states such as Chiapas, Tabasco, Oaxaca, Campeche, and Guerrero. They do not only have a high exposure to them, but also more than 40 percent of the houses were built with weak materials. In contrast, the rest of the states are not over 25 percent on that topic.

## Housing, and index of backlog

A habitable house is the one that guarantees physical security of the inhabitants and it offers enough space and protection against cold, humidity, heat, rain, wind, as well as other risks to health and structural dangers.

The program details that habitability in Mexico may be estimated by using housing backlog as the first indicator. Concerning this topic, the country has improved over the last decades, as the percentage decreased from 33.5 percent in 2008 to 27.5 percent in 2018.

Nevertheless, the size of the problem is still meaningful, as in 2018 housing backlog due to overcrowding was 1.7 million housing units (approximately 7 percent of the total number of housing units), and the number due to materials was 8.5 million (approximately 25 percent of the total number of housing units).



The conditions in the housing backlog vary considerably between the different states in the Mexican Republic. It is important to mention the number of housing units with overcrowding conditions in Guerrero (23.1 percent), Chiapas (15.9 percent), Quintana Roo (14.9 percent), and Oaxaca (14.1 percent); they all show the highest overcrowding percentages in the country.

On the other hand, in states such as Nuevo León, Coahuila, Tamaulipas, Baja California, and Aguascalientes; the percentage in overcrowding is really low as it is not over 4.5 percent.

## CMT and housing

In terms of support to housing, Congregación Mariana Trinitaria, A.C. (CMT) moves forward meaningfully, providing support and subsidizing materials to improve or build houses, especially for people in backlog conditions.

In its Welfare Ecosystem Model, through the Network of Housing, it subsidizes construction materials like cement and painting, as they are the ones that people consider essential for that, however, the action range of this network is much wider.

The CMT actions are not limited to those materials only. For instance, in the Network of Water we support vulnerable people by providing them with water containers and biodigesters; and also, through the Network of Energy we provide solar heaters that also contribute to have a decent housing. All the previous facts are just some of the examples that resulted from our actions.

Due to the collaboration with the three levels in the government and institutions that have similar objectives, CMT contributes to combat housing backlog, an example of that is the partnership agreement with the Municipal Housing Institute (IMUVI) in Guadalajara, and Caja Popular Atemajac, with the objective of promoting the delivery of decent houses to people.

By means of that collaboration, we promote the program “Desdoblamiento Habitacional”, specially designed for the population in Guadalajara who had to move to other municipalities so that they can come back and live closer to their relatives, to the infrastructure of the schools their sons are enrolled in, and also to their workplaces.

The program consists of housing units that get divided into two independent zones and a commerce area, each one of them provided with its particular structure in a condominium regime.