

Between Living and Consuming the Territory: Apan Social Housing

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Apan social Housing is the Research and Experimentation Laboratory Center for Housing by INFONAVIT (Institute of the National Housing Fund for Workers), located in a reserve owned by the Institute “San Miguel del Arco” in Apan, Hidalgo Mexico. The laboratory center will be used as a meeting point for reflection and improvement of housing financed by INFONAVIT. The project is part of the research “From The territory to the Inhabitant” commission by INFONAVIT among 90 proposals to study rural housing in Mexico, the selected 32 built housing prototypes exemplify an approach for different climatic and cultural needs.

The participating proposal is for the community Hindu, a population of 4000 inhabitants located on the outskirts of the

city of Tecate, Mexico, mostly engaged in the production of materials made with clay and mud, highlighting pottery, pots and bricks. A marginalized community founded more than 20 years were their economic activities carried out remain similar and continue to lack services such as paving, garbage collection and in some sections lack electricity and drinking water

It is a cross-border territory, produced through global capital investment and real estate speculation, where resource flow infrastructures are seen as the main element in the configuration in the physiographic pattern of territorial development with the various formal and informal settlements, as is the case of brick trade, the absence of a clear regulation applicable to the extraction of resources and commerce in space gives a dynamic that surrounds the flows of the resource and represents one

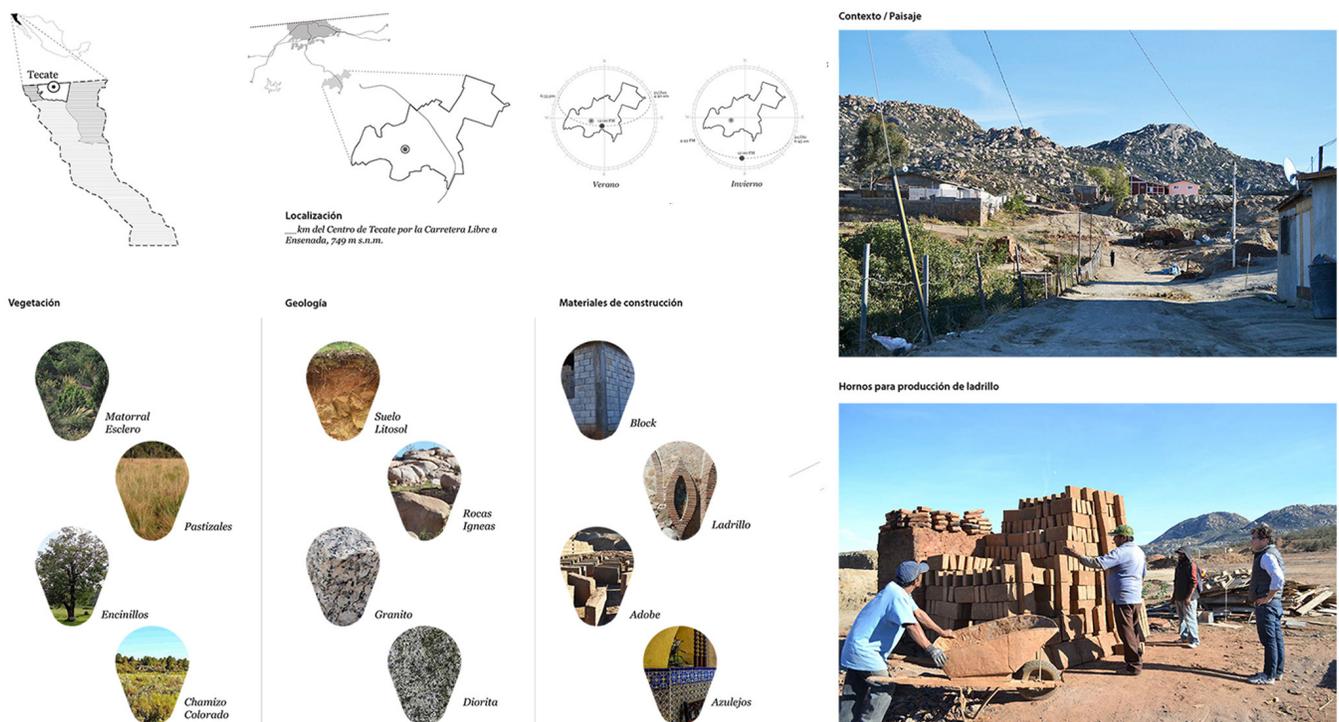


Figure 1. Site location & materiality .



Figure 2. Patio acces. Photographer: Jaime Navarro.



Figure 3. Living room & Kitchen. Photographer: Jaime Navarro.

of the most amazing perspectives of the consumerism of the territory and the House.

Its location is characterized by being among the three municipalities in the state of Baja California Mexico of greatest impact, east with Mexicali the state capital, west with Tijuana one of the cities with greatest economic boom and south with the port of Ensenada, over time the community has remained to some extent isolated from these three cities, both for its lack of interconnectivity and infrastructure at the state level and internationally with the United States, now the Hindu community is under rapid pressure of densification due to its strategic centralization to its neighboring cities.

With little separation between living and working areas, the prototype is an approach to contemporary rural territory. This approach includes a change of interest over focuses merely on densification and more on the different parameters that make up the housing, the proposal therefore seeks social interconnection, prioritizing the interstitial space as patios and voids within the territory, what is fundamental is the integration between architecture, nature and infrastructure. It is an evolving housing prototype and even opportunistic in adapting to the growths between family nuclei and their sources of work. The growth components are modules that can be incorporated in any of the

sides of the central nucleus. The system expands the factors of FAR Floor area ratio to TAR, Transformation area ratio and PAR Productivity Area Ratio, evaluating and measuring adaptability in coordination with the use of space, the economy of means and resources of family growth.

A common pattern in the in families of the community is the incorporation of different generations in a family living in one roof, the levels of privacy and accessibility require modules that are generic enough but flexible to be so specific to the terrain that is located, absorbing the possible needs of independent family sub-nuclei and their integration gradients Using the base module and multidirectional growth scheme as a starting point, it allows the organization of growth to be maximized and simultaneously intensified alternative modes of use. The configuration explores the qualities of transformation through the potential of aggregation, a very important factor that is reflected through modulated geometric formations and programmatic needs to negotiate adaptability. The window and door openings are standardized being the connectivity points without altering the central module when growth is generated.

The house takes the conditions of the Hindu community as a perceiver of contemporary and traditional rural ways of life, where the courtyard and the relationship with the territory is of utmost importance, not as an adjacent space but as the central

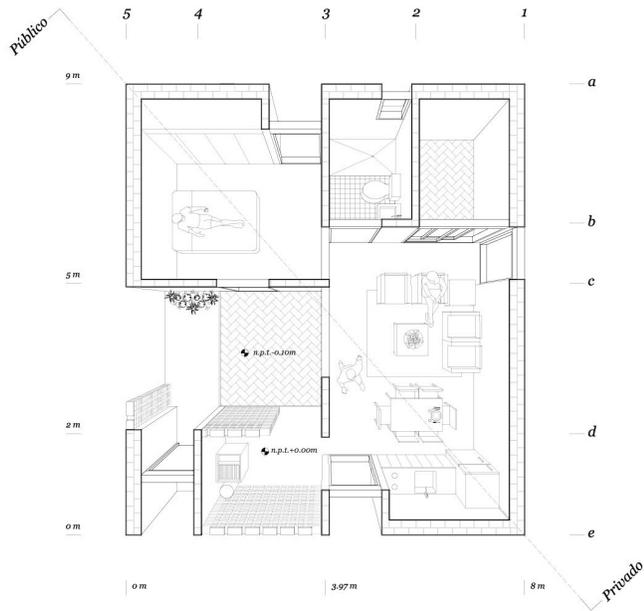


Figure 4. Base unit.

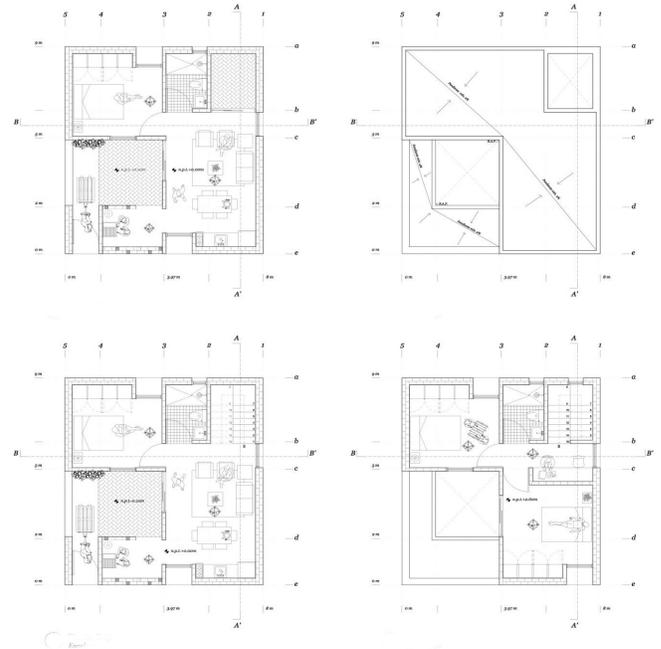


Figure 5. Vertical growth.

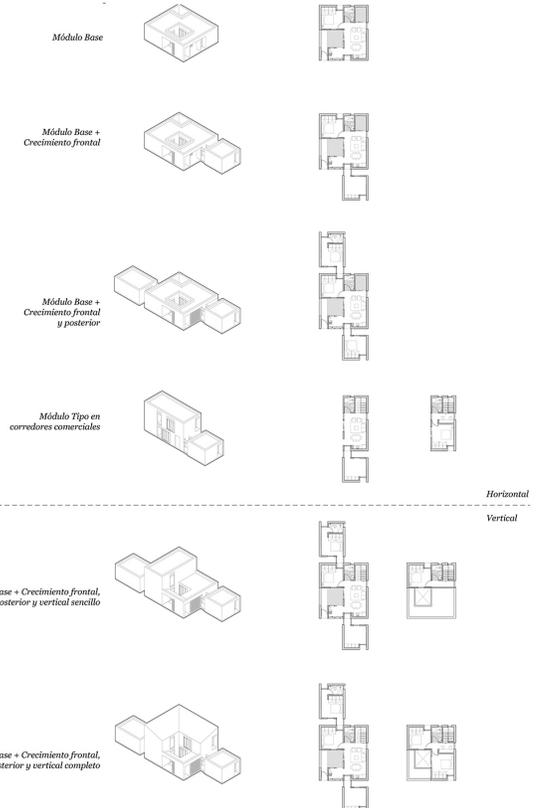
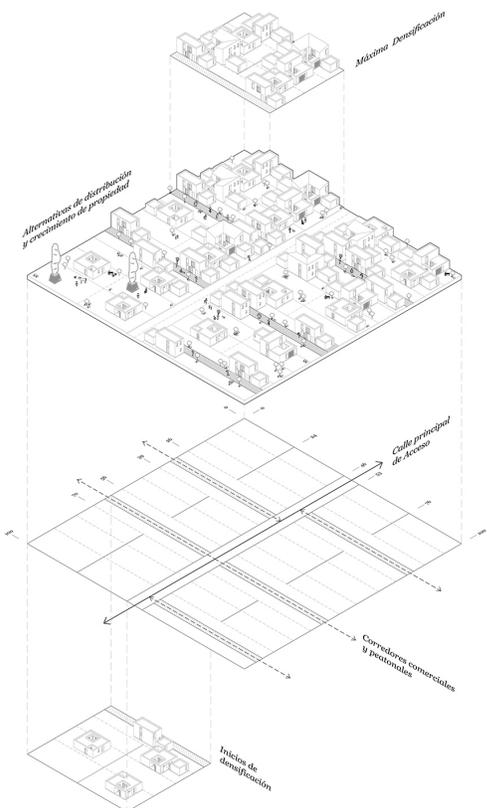


Figure 6. Block organization & Unit growth variations

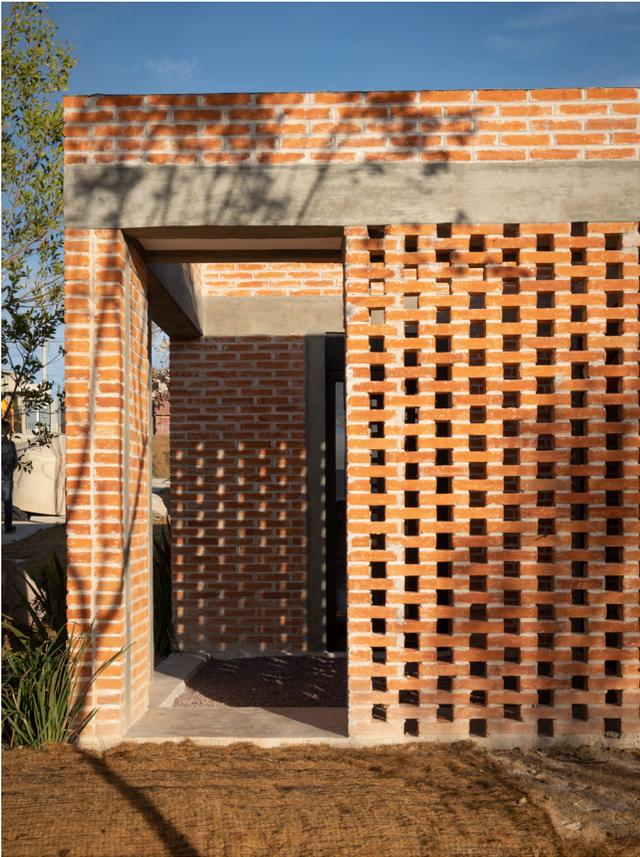


Figure 7. Main acces. Photographer: Jaime Navarro

one in which the location of the house is articulated, this close relationship is emphasized as a space that gathers and frames the chores of the family, both domestic and work, between the production of bricks and family ties.

State: Baja California

Municipality: Tecate

Climate: Temperate dry

INFONAVIT Budget House Price: MXN225,230 (\$11,812 US Dlls).

House Price: MXN 167,998 MX (\$8,800 US Dlls)

Under budget: MXN 57,000 (\$3,000 US Dlls)

Money to be used for Micro grant for starting a business, house adaptations and improvements.

Constructed Surface: 57.70m2 Habitable Surface: 40.00m2

INFONAVIT:



Figure 8. Service patio. Photographer: Jaime Navarro.

The National Workers' Housing Fund Institute is a government housing assistance agency designed to help Mexican workers purchase homes. Mexican employers must register themselves and their workers with INFONAVIT and contribute the equivalent of five percent of each worker's daily wage to his or her account at the Institute. Registered workers become members of INFONAVIT and can apply for a mortgage from the Institute.

INFONAVIT was founded in 1972 and collaborated with leading architects of the times to create very successful housing units, establishing many standards in the production of housing develop by INFONAVIT. In an attempt to cope with the growing demand INFONAVIT reoriented its efforts in 1990 from actively planning housing developments towards financing homebuyers. This shift prompted private developers to quickly fill consumer demand by covering the upfront construction costs while maintaining a competitive and attractive position in the market. Housing construction, the social development of the family unit, economic interests and the configurations of cities are driven by companies dedicated to the development of social housing

With the fail implementation and criteria guiding developments in the last administration, INFONAVIT creates the Research Center for Sustainable Development, focusing in bring in

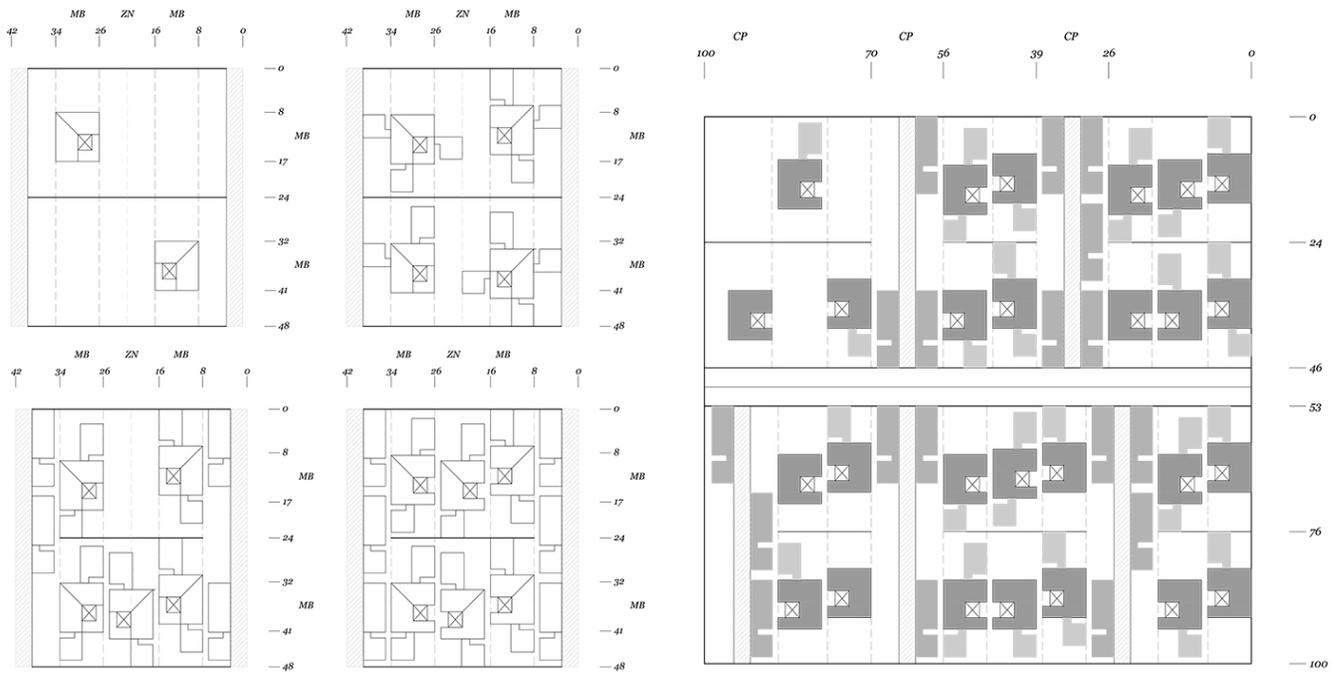


Figure 9. Density growth scenarios .



Figure 10. Patio. Photographer: Jaime Navarro.