# *Housing in the Municipality of Durango as a Strategy to Combat Poverty*

**Submitted By:** Instituto Municipal de Vivienda de Durango



## Organization Profile

**Organization Name:** Municipal Housing Institute of Durango

**Organization Type:** Subnational government

**Website:** https://inmuvi.gob.mx

## Practice Details

**Country(ies):** Mexico

**City(ies):** Durango

**Start Year:** 2010

**Ongoing:** Yes

**End Year:** N/A

**Main Adequate Housing Components:**




**Housing Thematic Areas:**

- Housing & Informality
- Housing, Land & Spatial Planning
- Housing Policy, Legislation & Governance
- Housing Data & Monitoring

**Relevant SDGs:**



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## Problem & Context

Durango is a municipality with territorial expansion growing faster than its population growth rate, which results in a significant presence of informal settlements lacking basic urban services, as well as the potential emergence of speculative real estate markets and corruption processes through local leaders.

This phenomenon creates a demand for land, housing, services, and adequate conditions to mitigate the negative impact generated by this process, in addition to a participatory and appropriate regulatory framework.

Various inclusion mechanisms have been developed in housing matters; security of tenure and land titling; and resilience in addressing social demand.

Since 2015, the SDG agenda has been adopted as part of its public policies, allowing it to operate under principles and guidelines agreed upon through a feedback process at the local, state, national, and international levels.

## Solution Developed

The strategy has been designed based on the georeferenced classification of disadvantaged neighborhoods identified by the federal government and aligned at the local level.

These areas are addressed with subsidized actions for housing improvement and expansion.

In terms of tenure regularization and titling, support is provided to interested parties who submit applications to proceed with the necessary institutions and create conditions to issue property titles.

At the same time, there is a systematic search for suitable land reserves for lot subdivision and service provision, creating affordable spaces for low-income populations seeking to begin the housing construction process.

The general objective is to provide legal certainty to the population, offer subsidies for housing improvement and expansion, and provide land reserves for assisted progressive housing.

Starting in 2024, an innovative participation partnership mechanism has been introduced, where the owner of a land reserve receives payment as the social consolidation of the sale occurs.

## Implementation

During the last five years of the municipal administration, an integrated approach has been taken with programs and actions to increase land reserves, regularize lots, issue titles, and improve and expand housing.

At the same time, the promotion of vertical housing has continued under a partnership principle between the private sector (construction) and the Municipality (land reserve).

In addition to this co-participation, various actors from the social sector are included, such as owners of precarious housing and applicants who, due to their income, cannot access housing in the real estate market.

Each year, an investment proposal is generated focused on addressing identified needs; this aligns with available resources from the Municipality, State, and Federation, and is consolidated through an Annual Public Works Program authorized at the municipal level, valid for the current fiscal year.

To make this process possible, resources may come from the Municipality, the state government, and the federal government through various funds.

This results in budget transfer agreements in favor of the executing entity, supported by regulatory provisions from all three levels of government.

Beyond the specifics of these instruments, the harmonization of local regulations with state and federal ones is predominant.

## Enablers & Obstacles

In housing matters, the strategies defined in the National Development Plan, the State Development Plan, and the Municipal Development Plan are interconnected, so that resources from each related agency are allocated within their respective areas of competence, converging in actions to serve the social sector, particularly the most disadvantaged population segment.

To achieve this, it is common to have a mix of federal and municipal resources, and often state resources are integrated to focus requests on priority areas, both urban and rural.

The social sector is the main actor in this dynamic, being present in the definition of investments according to identified needs.

Invariably, the lack of resources is the main obstacle to advancing in meeting housing needs.

## Results & Impact

To establish indicators that allow verification and understanding of the intervention's development, information from the past five years and current achievements will be used.

To reduce overcrowding, 3,072 actions have been implemented.

Two-thirds are related to the affordable sale of serviced lots to low-income workers, helping counteract the illegal real estate market, and one-third are subsidized actions aimed at constructing additional sleeping spaces.

According to poverty reports from the Secretariat of Welfare, this represents an impact on reducing overcrowding and, in general, on deficiencies in housing quality and space, between 1.4% and 1.1%, considering actions from all three levels of government.

In this context, the Municipality has laid the groundwork for an additional 10% reduction.

Additionally, 752 subsidized improvement actions have been carried out, mainly in bathroom and solid roof construction.

In terms of equipment, 1,202 solar heaters and 320 potable water tanks have been subsidized.

To strengthen urban planning and legal certainty, two neighborhoods with 856 lots have been regularized, and 28 more are in process, which will allow municipal services to be provided to over 3,044 additional lots.

More than 2,261 property titles have been issued.

## Replication & Scale Up

In the Municipality of Canatlán, Durango, a Municipal Housing Institute has been established, similar to Durango's, as a decentralized body responsible for implementing housing strategies.

In the Municipality of Victoria, the formation of an agency responsible for designing public policies aimed at housing is being analyzed.

For municipalities with significant demographic importance such as Gómez Palacio and Lerdo, this experience may be a viable alternative.

Under the principles of the NAU and the SDGs, the goal is to scale the practice by the year 2030.

The first step is to integrate the strategic proposal into the Municipal Development Plan, defining actions and goals for the years 2026–2028.

During those three years, the annual work programs of the Municipal Housing Institute of Durango must be aligned with these objectives.

Additionally, integration into strategies and funding sources from state and federal governments will be sought, and full support will be offered to other entities seeking alignment.

## Policy Uptake

This housing practice has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support.

To ensure the implementation of a sustainable housing strategy, the Municipality of Durango established the decentralized body Municipal Housing Institute of Durango in 2010; the Internal

Regulations of the Municipal Housing Institute of Durango in 2011; and in 2017, reforms and additions to it were approved.

The operational provisions are aligned with municipal, state, and federal development plans.

With a long-term vision, the Municipality joined the NAU and in 2015 adopted the 2030 Agenda, embracing the SDGs.

## Lessons & Takeaways

Vertical housing is an alternative with potential in the Municipality of Durango.

A process of negotiation and promotion is needed to attract housing developers to invest in this option.

In the social sector, it will be appropriate to promote assisted self-construction and self-production processes, particularly in subdivisions equipped with lots and services already available to the municipality's population—an approach that could be strengthened with in-kind microcredits backed by community guarantees.

## Note

The original submission was received in Spanish. An automated translation was prepared using Copilot to enable broader multilingual access.