# *SiVi Coliving*

**Submitted By:** Estudio 3.14



## Organization Profile

**Organization Name:** Estudio 3.14

**Organization Type:** Private sector

**Website:** https://e314.mx

## Practice Details

**Country(ies):** Mexico

**City(ies):** Guadalajara

**Start Year:** 2021

**Ongoing:** Yes

**End Year:** N/A

**Main Adequate Housing Components:**




**Housing Thematic Areas:**

- Rental Housing
- Housing, Land & Spatial Planning
- Technology & Digital Solutions in Housing

**Relevant SDGs:**



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## Problem & Context

In Guadalajara, affordable housing options for the emerging demographic comprising 70% of the public transit users who live independently are scarce. Accessible housing is far away, poorly connected, and lacks essential facilities/infrastructure. Nearly all social housing developments target traditional nuclear families exclusively through ownership, as promoted by the national housing agency, INFONAVIT, which incentivizes large-scale operations. Tlajomulco's suburban area of Guadalajara is overwhelmed by organized crime and abandonment to the point of becoming the national case study for Mexico's failed housing policy. Meanwhile, the inner city offers infrastructure and land suitable for densification, albeit in smaller plots, which is further stressed by municipal parking and preservation laws, resulting in the housing needs of this key demographic remaining unmet and inner-city urban land being underutilized.

## Solution Developed

The Housing System, or SiVi (Spanish initials), develops and operates affordable rental housing through small-scale co-living architecture with no parking in walkable TOD locations. Tenants are independent individuals or couples, aged 18–50, with below-median incomes, often in life transitions. SiVi enables their integration into a community at their own pace.

It offers accessible rental housing with no guarantor or deposit, removing barriers to the city. As a community-centered initiative, residents foster sustainable practices, support mental and physical well-being, and strengthen social inclusion and resilience.

To achieve this, SiVi was conceived through a data-driven, co-design, multidisciplinary process. Additionally, SiVi maintained ethnographic diaries, established a small-investor trust, developed a proprietary "space packing" algorithm, created a GIS-based formula, defined a low-cost, artisanal construction system, and established community management rules and regulations.

## Implementation

SiVi conducted a Market Study, completed surveys, and facilitated ideation workshops addressing design, affordability, safety, and community needs. It performed a land analysis, identified over 2,600 viable TOD plots, and ranked them. Generated 120+ SiVi layouts through a modular design and construction system. Three more plots were acquired and an investment trust created. Three more SiVis are currently being developed.

SiVi is a purpose-oriented for-profit corporation. It benefits from the local real estate industry cluster and seeks investors. The University of Guadalajara contributed academic research and analysis of ethnographic diaries and historical co-living (vecindades) in Guadalajara. Through SiVi’s lobbying efforts, the municipality of Guadalajara established TOD land use, and SiVi’s prototype became the first construction license granted under this category.

2017–2019: System design. 2019–2020: Prototype development. 2020 to date: operation of the prototype community. 2022–2024: purchase of three lots. 2022 to date: development of replicas.

SiVi owners funded the design and prototype and purchased one of three lots for replicas. Investors will finance the first replica. Tenants' rents funded prototype operation and R&D, while ownership continues investing in operations and expansion. Two investors purchased one lot each to develop replicas and provided resources under Product Design Fees.

## Enablers & Obstacles

Enabelers:

- Digital maturity for the availability of digitized urban data, operation of the community and the financial trust.
- Abundance of small, underutilized lots near public transport and services and willingness of owners to invest in neighborhood enhancement and community-oriented real estate.
- Cultural shift among young people toward services instead of ownership, mobility, and non-family communal living.
- Focus on ESG on behalf of developers and investors.
- Commercial success and dwellers satisfaction in pilot project.
- Research and lobbying support by members of the University of Guadalajara. New DOT land use.

Obstacles:

- Parking requirements solved thrugh new land use.
- Historical building Preservation requirements desincentivises SiVi development in protected perimeters.
- Cultural preference of Real Estate propperty title vs. trust titles by small investors.

## Results & Impact

1) Quantitative results:

- 28-unit pilot project with 5 new units in development (SIVI Team, SiVi Graphic Evidence, 2025, p. 7)
- 57 months of operation, 1080 rent-cycles
- Co-design process: 400 surveys, 10 ideation workshops (ibid., p. 1)
- 2,611 urban plots mapped as viable for replication

Qualitative results:

- 57 months of continuous community, avg. stay 4 months (range: 5–950 days), with tenants from 13 countries and 19 Mexican cities
- Health-oriented culture with game nights, yoga, shared meals, workshops, hikes, and outdoor activities

2) Impact on low-income groups:

- US $240 monthly rent (incl. services), rated [D+/C–] affordability
- No guarantor required; accessible location; lower transport costs
- Safe, dignified, community-centered housing

3) Long-term impacts:

- Neighborhood activation via lighting, programming, mixed uses
- Lower carbon footprint (zero parking, solar panels, reduced concrete)
- Scalable model with faster return and lower entry point for investors

Evidence compiled in Results & Impact of the First SiVi Full-Scale Unit (SIVI Team, 2025).

## Replication & Scale Up

The SIVI prototype in Guadalajara was self-funded by its creators. Since then, two new investors have acquired land and funded replicas under Product Design Fees. Tenant rents have sustained operations and R&D, while ownership continues investing in expansion. One replica is fully financed and three more are under development, confirming the model's scalability and investor appeal.

SIVI is inherently scalable due to its modular design, digital toolkits, and small-lot adaptability. A land study identified 2,611 viable TOD plots for replication in Guadalajara alone. SiVi's co-living housing model aligns with shifting cultural preferences toward rental, shared living, and mobility. With three additional sites already acquired and under development, and product design fees funding expansion, SIVI is positioned to scale through local investor engagement, public-private collaboration, and growing ESG interest.

## Policy Uptake

This housing practice is a new or innovative practice that is not yet adequately or fully integrated into formal policy frameworks.

SIVI introduces an innovative housing typology that blends shared living, environmental metrics, and tenant-driven governance—features not yet fully reflected in current housing policies. To embed it formally, we recommend:

1. Creating zoning incentives for small-lot collective housing;
2. Recognizing co-living as a distinct housing category in regulation;

3. Including impact measurement in housing evaluation criteria;
4. Supporting replication through public-private pilot programs.

## Lessons & Takeaways

Early phases of SIVI revealed the need for stronger onboarding processes to support tenant adaptation and collective rule-setting. Earlier implementation of digital tools—for maintenance tracking, feedback collection, and sustainability monitoring—would have improved efficiency and transparency. Initial architectural layouts were also refined to better accommodate diverse resident profiles. These learnings now inform all future replications of the model.