

Appendix F

Data: Territorial Reserves Preliminary Assessment

Appendix F presents an analysis of the composition of territorial reserves registered in the National Housing Registry (RUV). It shows that relatively few land reserves are available in existing urban areas and thus at least some of the projected demand for new housing will be met in greenfield sites (U3).

Started in 2013, this registry allows CONAVI to determine the financial support available to developers, according to the rules of operation of the urban containment boundaries (PCUs). It is important to note that in territorial reserves acquired before February 2013, when the new policies were established, housing also can be funded outside the U1, U2, U3. Therefore this analysis also includes R4-A, R-B, R-3, which are classifications that still receive funding. Local policy makers, analysts, and researchers have been concerned that the boundaries are actually not promoting urban consolidation as desired, as new developments continue to be built in peripheral areas with minimal access to public transportation, urban services, or economic opportunities. These challenges are analyzed briefly in Appendix F using *Registro Nacional de Reservas Territoriales* (RENARET) data, and in the corresponding governance report through interviews and research in selected metropolitan areas.

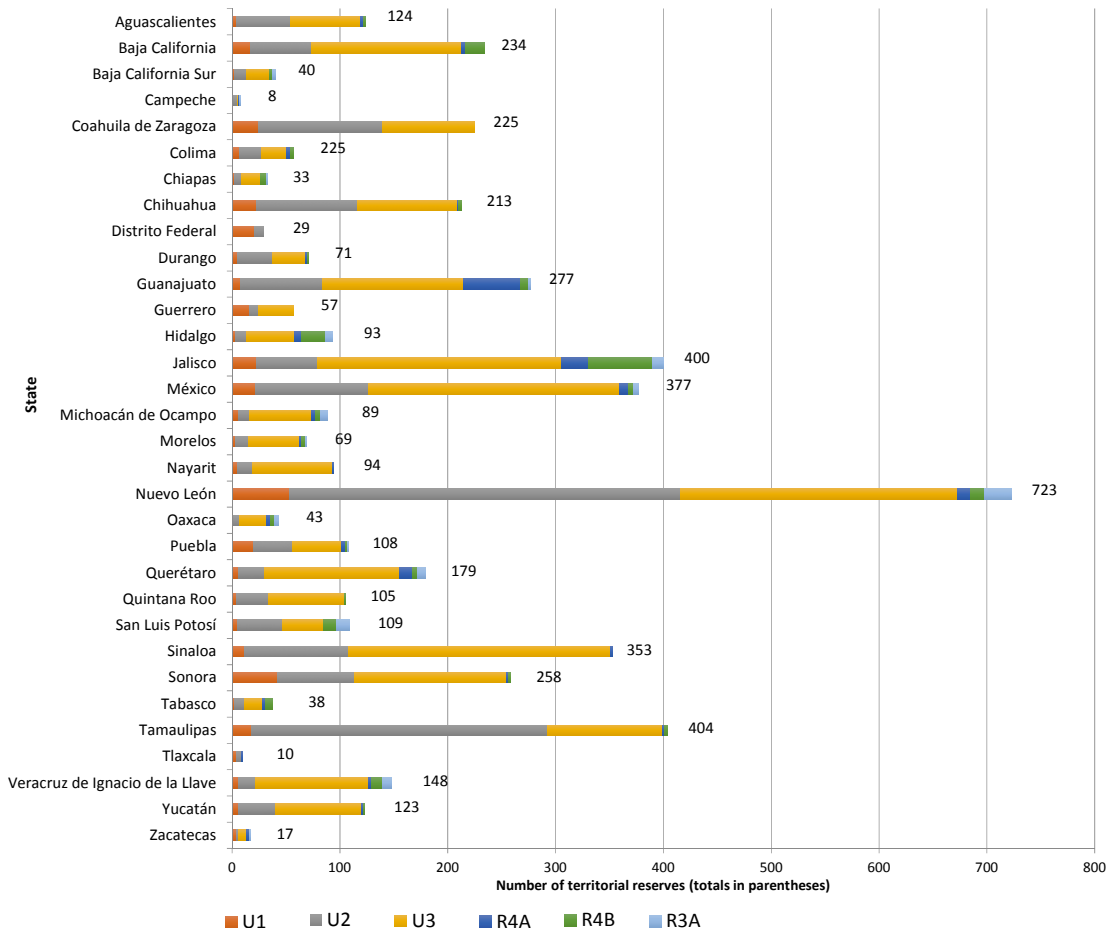
The classifications of the Urban Containment Boundaries that receive federal subsidy are as follows:

- **U1 - Intraurban:** Defined with the variable of proximity to employment, defined as the physical distance to jobs in a given geographic unit.
- **U2 - First boundary or areas in the process of consolidation:** Areas with water and sewage service coverage greater than or equal to 75%.
- **U3 - Second boundary or contiguous urban areas:** These areas are located next to U2s in a buffer defined according to the size of the city.
- **R1:** Reserve acquired without residential land use.
- **R2:** Reserve acquired with residential land use.
- **R3:** Reserve acquired with residential land use and existing infrastructure and urbanization investment.

- **R3A:** Areas that fall outside of the PCUs and have existing infrastructure and urbanization investment.
- **R4:** Reserve acquired with residential land use, urbanized, with built housing, or with housing under construction.
- **R4A:** Areas that fall outside of the PCUs and have urban or rural employment (measured by the quantity of employees greater than or equal to 250) and urban or rural housing (measured by the quantity of housing units greater than or equal to 500).
- **R4B:** Areas that fall outside of the PCUs and have urban or rural employment (measured by the quantity of employees less than 250) or urban or rural housing (measured by the quantity of housing units less than 500).

The graph below shows the distribution of number of territorial reserves registered by developers in each state. The reserves are classified by the type of urban containment boundary in which they are located. The PCUs included below are those that receive subsidy in some form.

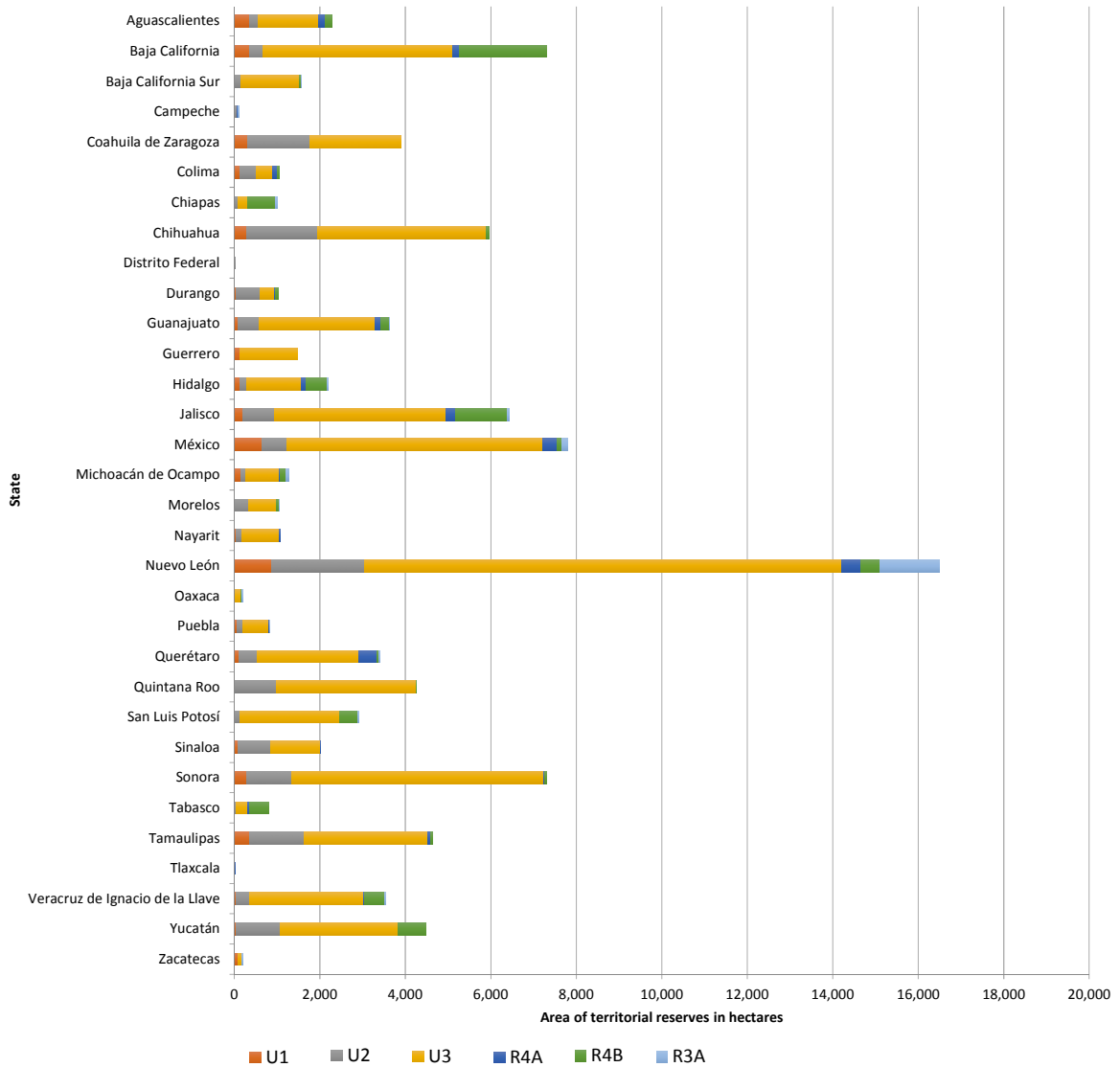
Figure F.1 Number of territorial reserves that receive federal funding for housing by state



Source: RUV, CONAVI, April 29, 2015.

The graph below shows the total area (measured in hectares) of territorial reserves registered by developers in each state. The reserves are classified by the type of urban containment boundary in which they are located. The PCUs included below are those that receive subsidy in some form.

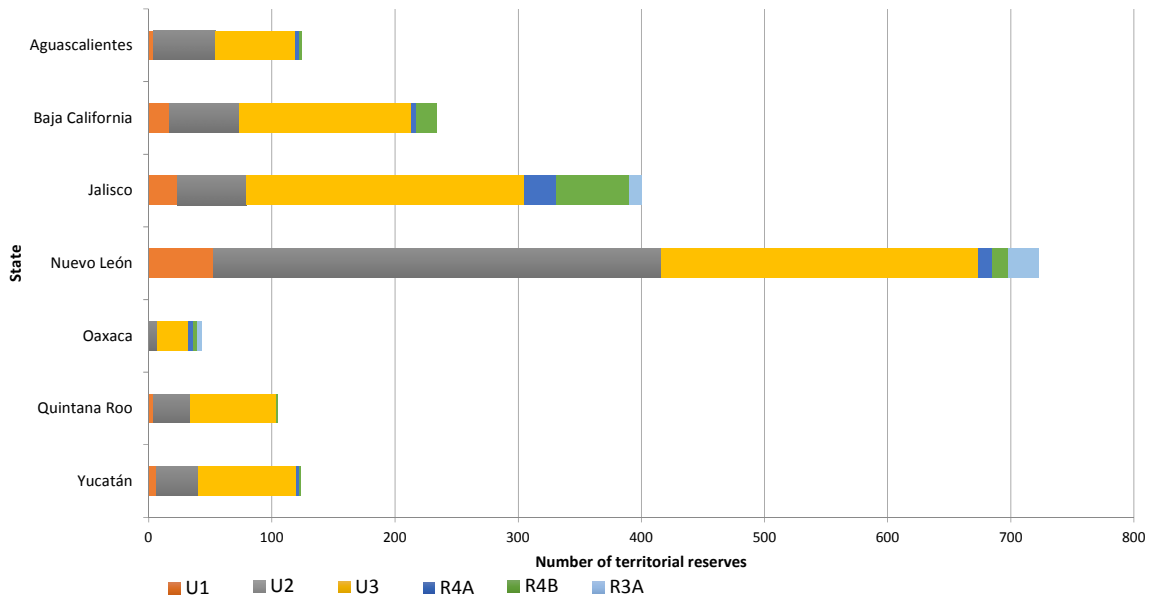
Figure F.2 Total area of territorial reserves by state



Source: RUV, CONAVI, April 29, 2015.

The graph below shows the number of territorial reserves registered by developers in each of the states in which research was conducted at the local level. The reserves are classified by the type of urban containment boundary in which they are located. The PCUs included below are those that receive subsidy in some form.

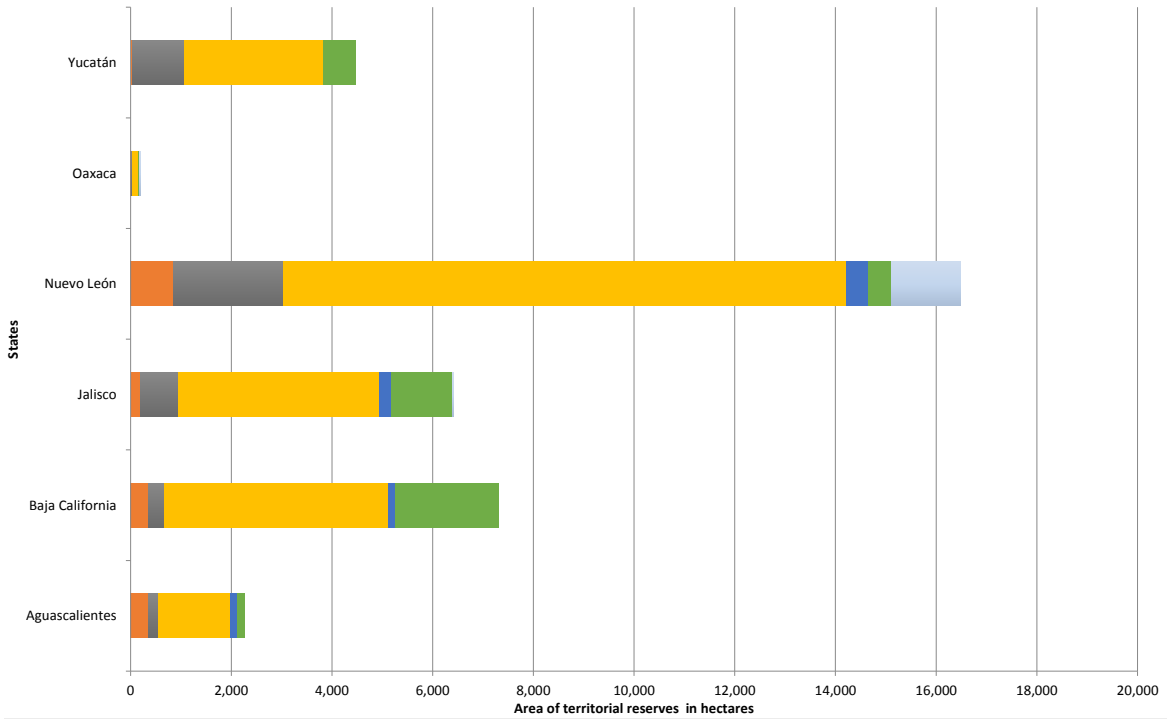
Figure F.3 Number of territorial reserves that receive federal funding for housing in selected case studies



Source: RUV, CONAVI, April 29, 2015.

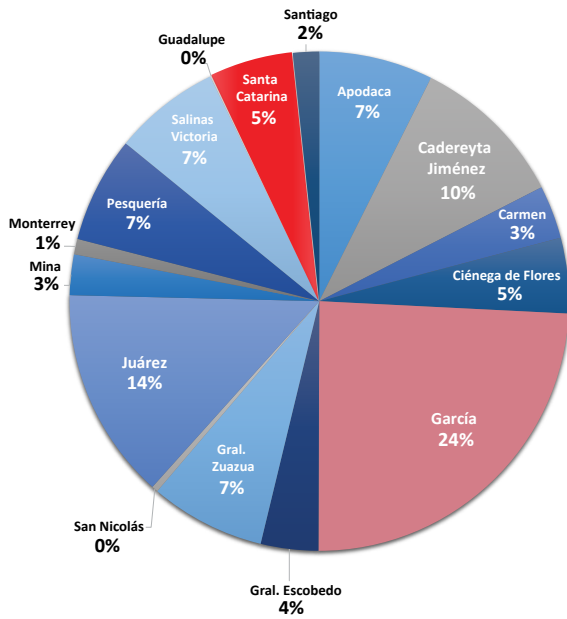
The graph below shows the total area of territorial reserves (measured in hectares) registered by developers in each of the states in which research was conducted at the local level. The reserves are classified by the type of urban containment boundary in which they are located. The PCUs included below are those that receive subsidy in some form.

Figure F.4 Total area of territorial reserves in selected case studies.

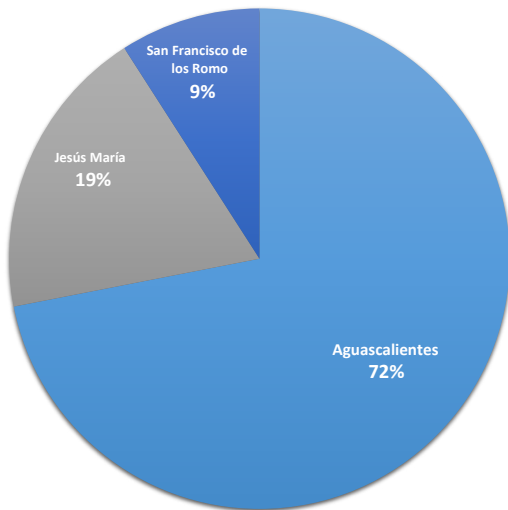


Source: RUV, CONAVI, April 29, 2015.

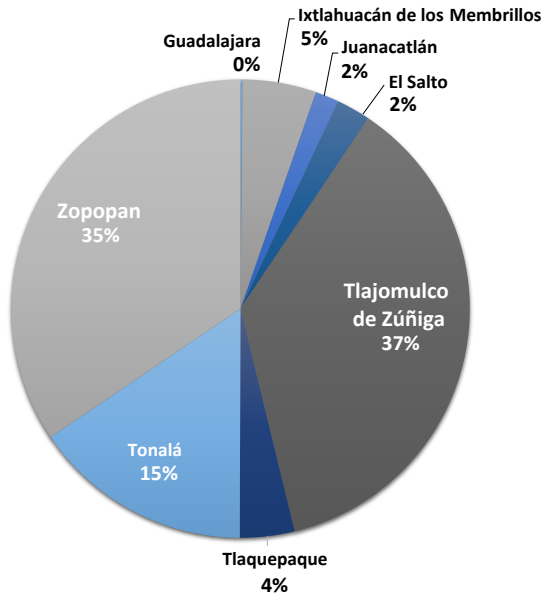
Figure F.5 Percentage distribution of total area of territorial reserves by municipality in selected metro areas



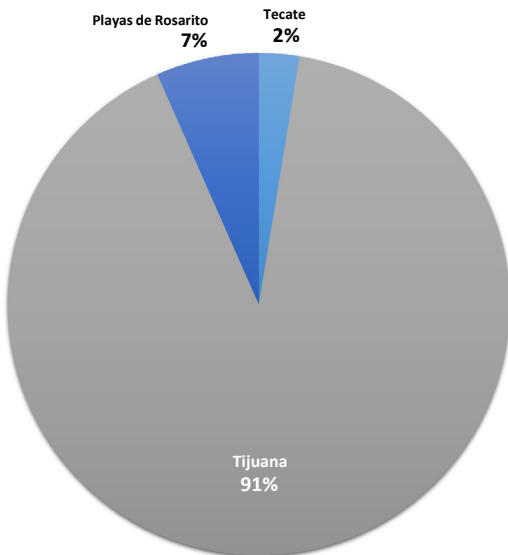
Monterrey,
Nuevo León



Aguascalientes,
Aguascalientes

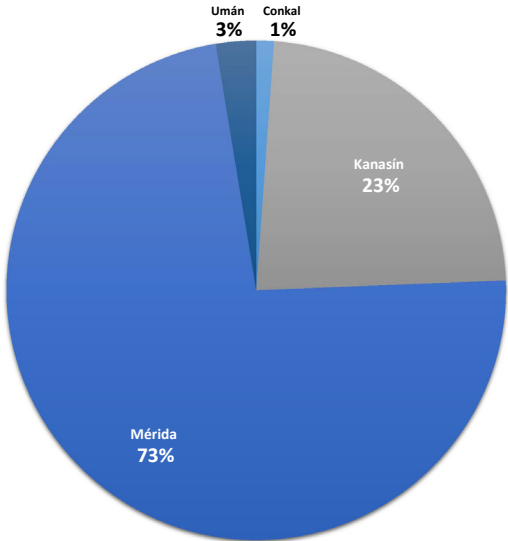


**Guadalajara,
Jalisco**

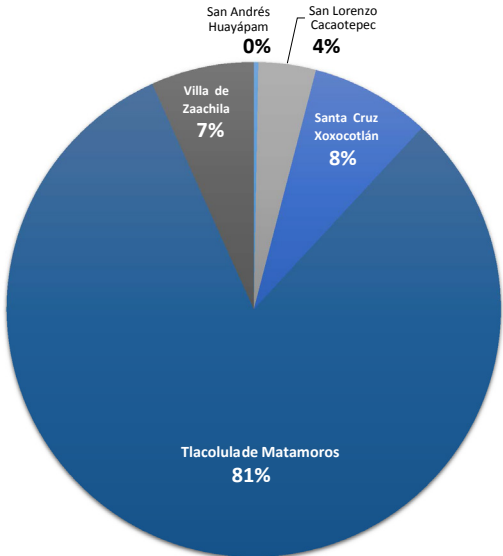


**Tijuana,
Baja California**

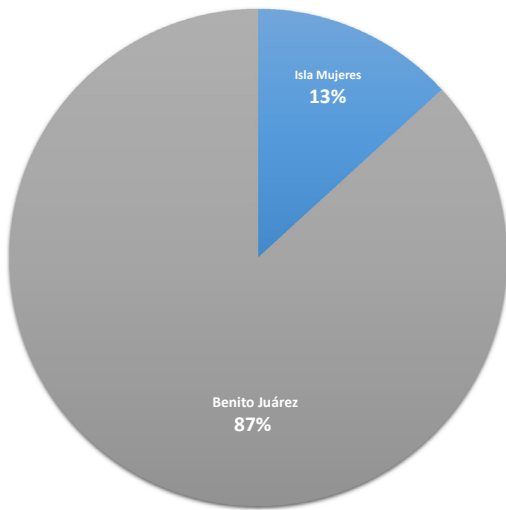
**Mérida,
Yucatán**



**Oaxaca,
Oaxaca**



**Cancún,
Quintana Roo**



Source: RUV, CONAVI, April 29, 2015.