

### 1. Criterios de la selección del caso de estudio y qué es lo interesante

Detailed **case of renters** living in single rooms on the lot in which the owner's son now lives and is the de facto landlord. Rents are \$900-1000 pesos per month water and light included. No contracts highly informal. Six households including owner; 4 of whom pay rent. Thirteen people live on the lot in 6 units. Another family member stays in one of the rooms (fitted with a bed and sitting room) a couple of days each week. Quality of rooms varies from quite good to poor. *Ficha* includes separate interviews of four of the renter households.

**Ownership and inheritance:** Owner lives in Puebla with his second wife. Acquired lot in 1965+/- (one of two, the other being in Santo Domingo/Ajusco, but this released to ex wife as part of the divorce settlement.) Appears that owner's son likely to inherit but unclear whether will be whole share or one third (three siblings) since his father has not indicated. Example of case where owner has retired to the countryside – his pueblo.

**Structurally:** Lot measures 200m<sup>2</sup> (10\*20). Interesting case of accommodation self-built by the owner as rental accommodation, originally living there himself and sharing with renters; but now absentee landlord in which his son figures as de facto landlord. Structure leaves much to be desired: three sets of metal stairs; precarious access to roof level; evidence of fire damage; unclear drainage adequacy; major questions about integrity of the structure.

### 2. Metadata

- a. Mexico City, Isidro Fabela, Original Owner: **Sr Adrián**. (He was Peter Ward's landlord in 1973-4.)
- b. Three visits: i) PMW 6/24 to make contact (1 hour); ii) Interviews with de facto landlord (son Eduardo & wife [Felipa]) Saturday evening (2 hours); iii) Visit to undertake dwelling measurements and interviews with renter households (3.5 hours). (Personnel = Grajeda; Ward; Jiménez; Contreras, Saboprió & Nuñez.). Final brief visit 6/29 to follow up on some points. No payments in this case.
- c. Excellent reception. PMW 'phoned owner to saludarlo and request permission (granted). This opened the door to interviews with son's family; and to possibility of interviews with renting households. Very good interview with son; and good responses from renters also (see interview notes). Generally quite open. \$300 to Eduardo and letter; no \$ to renters for fear of causing envidia and problems for any that were left out. The measurement was undertaken successfully albeit extremely difficult – see plans.

### 3. Reconstrucción de los dueños fundadores y las personas que vivieron en la casa de acuerdo con el árbol genealógico (formato)

*See arbol & trayectoria.*

**Ownership and Lot Acquisition. Early Days.** Don **Adrián** is the (absentee) owner. Given that we did not interview him much of the following is drawn from PMW's memory (from 1973 when he lived there as a renter), and from the interview as reported by his son – the current landlord). An interesting character: very entrepreneurial; super active and "driven", workaholic, tight fisted and demanding. Not macho in the traditional sense, but was demanding of his wife and they clearly

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had marital problems (which she discussed and opened up to with Ann Reid – a friend of PMWs and now a psychology prof at the UAM). He worked in a textile factory so had good employment but spent his spare time doing other things – building & renting out rooms; buying and selling; repairing radios and tvs, -- wherever he could turn a buck or two. (His son is very similar – physically and in character – a little less obsessive perhaps.)

He acquired the lot in 1965 or thereabouts – squatted – and laid claim with a shack but fairly quickly started to consolidate. The location is relatively high ground in the colonia. (hen they built the periferico they moved some families and the Church. Today, while the block is adjacent to the periferico, his lot does not front onto it, but onto Calle #. Very broken terrain: basalt lava and slopes steeply from the street (8 feet +/-). This determined the original first wing of the house (perpendicular to the street on the west side) which appears to be on three floors but which is really two full levels, the lower level comprising a local and a set of internal stairs up to the first floor. Access to the first floor originally was by steps cut into the rock; and then by wooden builders stairs to the 2<sup>nd</sup> floor level (on which PMW lived and had the two front rooms). At that time there were no railings (barandal) on the upper floor. In 1973 he rented three (maybe four) units including PMW. He lived in Santo Domingo but would spend most the weekends and some evenings on the lot, working or fiddling in his electrical taller (second floor). There was a fosa septica that everyone shared; and water was hauled from the llave on the corner. Electricity was OK but suffered frequent power cuts. Cooking was on 2 gas burners (propane).

In 1973 he and his wife had two children (Eduardo 4 yrs and an infant Adrián who was a few months old). Eduardo was born here, but then moved to SCLR where his other siblings born. Adrian and his wife separated some years later 1983 and at that time he brought Eduardo (then 14yrs old) to the lot to live with him, the other two children remaining with their mother in Santo Domingo, which she retained as part of the separation/divorce. Since that time Eduardo pretty much estranged from his mother and brother and sister, whom he rarely if ever sees. At that time the house comprised 8-9 rooms and a local at street level. One of the rooms was Adrian's (papa) taller electronica. Remains so today for Eduardo.

**Today.** Later (1977 +/-) extended by developing two floors at the end of the lot parallel to the street with metal stairs to first and second floors (see photos).

- Today, first floor level (nivel 1) comprises local;
- Second nivel internal stairs to 5 rooms in which Eduardo's family live; plus wc privado; "regadera" and wc (comun) for the inquilinos. In essence 1 bedroom for ninas; secondbedroom for Eduardo which also links (no wall) to sala; then ex cocina (trastes etc); to current cocina. (with entrance to wc. No door & no cortina. Wc and "bano" for inquilinos on this floor. "Bano" is para todos.
- Third nivel: Second floor from street four cuartos (redondos): i) Leo (abogado); ii) Miguel and wife and daughter; iii) taller electronico; iv) cuarto de visitas /sillones & cama used occasionally by woman (cunada) who comes Friday through Sunday. Two further rooms iv) Lorenzo and v) muchachas. Lavadero (clothes) for all renters.
- Cuarto nivel floor/azotea has junk and large planter; and a one room shack (lamina) which is occupied by a young couple ostensibly on a temporary basis.

**Principal Household** – Eduardo (42yrs); his wife Felipa (46yrs) and two daughters (Diana 20 and Leticia 15). They married in 1990/1. They have been living on the lot since that time. Diana born shortly after. His father returned to his pueblo

(Chiconcuatla, Pueb.) in 1990 where he now lives with his second wife and has numerous activities although he is 70 years old. He has not been back to the lot in four years.

**Other households** (see plans for rooms occupied):

Leonardo.

Miguel and Clemencia & infant daughter.

Eduardo (Handyman --not pay rent)

Guadalupe & Seneida (cousins)

Couple (shack on roof)

#### **4. Levantamiento de la vivienda, su relación con la trayectoria familiar, financiamiento de construcción o modificaciones y problemas constructivos**

##### *1. Plano arquitectónico de 3 etapas de construcción de la vivienda*

See plans. Basically constructed in two stages: first in late 1960s; second half of the house (al fondo) in 1977 +/- . In 1991 Eduardo did some initial rock removal to open up the ground floor for his family (formerly an abarrotes. In 2004 hired 5 people to remove the rock and open up the patio space for garaging space. Most recently shack on the azotea. Along the way modifications (stairs; connecting door closed off etc.

**6/29 addition** Also several large windows which don't open – therefore ventilation problem. Why not open asked EJ? These are self contained units that usually go into air conditioned rooms. He got them from a friend in exchange for his use of a truck to shipping them to his friend's site. They were difficult to install and he broke 3. But they are great windows to see out of, he noted! This is how one does self help – poco a poco with whatever you can lay your hands on.

##### *2. Vincular la vivienda con la reconstrucción de la trayectoria familiar*

Basically always constructed as rental, and the principal changes were the gradual expansion of the household into the second level.

##### *3. Fuentes de financiamiento, para construir o remodelar diferentes partes de la vivienda, estrategias, etc.*

Originally financed by padre – from his work (Textile factory earned 3vsm) and other economic activities. Today lesser income and renting helps to pay for any structural modifications (such as they are). Has begun to dig a cisterna but slow for lack of funds. Other structural improvements urgently required.

##### *4. Cuadro según formato, de los problemas constructivos, de funcionamiento.*

See cuadro (Alejandra) & multiple photos . Principal problems are: 1) structural issues relating to inadequate supports; 2) sinking roof (second floor) and water entry eroding the concrete and steel support (only partly fixed on half the room with impermeable seal); 3) lack of ventilation (some large picture windows which don't open [see above], or no windows [bano]; 4) apparent fire damage – wood stove/boiler that used to be there; 5) somewhat precarious stairs, especially to the

azotea & open barandal at the front; 6) absence of proper connections to drainage(? we suspect); 7) standing pool of water in the “cisterna-to-be”.

5. Un párrafo, ilustrado con fotografías, si fuera relevante, de los elementos simbólicos o simplemente, cuestiones que no les gustaría cambiar para nada y por qué. (Por ejemplo, el árbol que plantaron en el terreno cuando llegaron, el piso que construyeron con tanta dificultad de material reciclado de demoliciones en la ciudad).

### 5. Movilidad de los dueños fundadores y sus dependientes

Reconstruir la trayectoria de vida de (el/la) los dueños fundadores, de acuerdo con el formato.

Short section. Papa (Adrián) and Eduardo came to live here when parents separated in 1983. A couple of years later papa se junto with a former renter and they later went to live in Puebla (both are from there). This was in 1990.

Eduardo and Felipa married in 1991 and she came to live here at that time.

Addition 6/29. He would like eventually to retire to his father’s property in Puebla – (150 has) and build a really nice hacienda or home a la homes in San Miguel Allende... His younger daughter was listening in and said “I’m not leaving here etc...”

**6) Actividad económica**, estrategias en la vivienda para generar ingresos (actividades económicas o renta de alguna parte de la casa), etc. Cambios en el tiempo.

Family income from: 1) rents = total \$2800 plus shack rental) ; 2) Small puesto that open every evening (6:00-12:00) in the front local; 3) whatever he can get from car repairs and sales. He acquires cars and does them up. Three in his yard at present including a Mercedes which cost him \$22,000. In addition, Eduardo has recently entered a business in led lighting. He has a socio who puts up the money and buys the materials; Eduardo builds the lighting sets (hires help). They have fitted these in a number of homes. Now potentially have a major contract with military.

### 7. Título de propiedad/ proceso / Cambios en el tiempo

Adrian (papa) has the escrituras & titulo. Eduardo pays the predial: very low 300 pesos a year – “much lower than the others round here”. This because of the age of the house and the 5% reduction each year for buildings/rooms that are not improved. I suspect, also, that because it remains in Adrian’s name it qualifies for the low (elderly persons) rate. The catastro = “Habitacional 02”. Clase de acabados = 02 on a 1-5 scale) i.e. poor). And tip is 02 (on a 1-3 scale). 45% discount because 5% reduction each year; and the elderly discount for the (absentee) owner (Adrian papa).

Luz costs 300-800 pesos bimestrales (depends on time of the year) ; water 2800 bimestrales – “sale muy caro el agua” - put in a new meter 2 months ago.

**8. Cuestiones del testamento, herencia, sucesión.** Conflictos, cómo surgieron, cuándo, quienes son los interesados, problemas, arreglos. Expectativas de los miembros de la familia.

Adrian remains the owner (escrituras in his name). Eduardo not know if he has a Will or thinking about it (although he suspects that he is given his age and character), but they don't talk about it and he doesn't know. "Tabú". Thus a major question mark as to whether Eduardo will inherit solo or a share with siblings. He thinks that they (sister) go and visit father occasionally...

**9. Estructura de la vivienda y fuentes de financiamiento:** para la construcción, el mantenimiento y las mejoras.

Mostly by Adrian (papa) from earnings. Eduardo paid for rock removal 2003; additional minor modifications (stairs); and now the cistern (but barely started).

**10. Percepciones sobre su colonia.** Construcción de identidad a través de las 3 generaciones (o las que haya en la/s viviendas (si es el caso, diferenciar entre la identidad de los migrantes y nativos).

**11. Necesidades especiales** (trato a los viejos, abuelas cuidando nietos, discapacitados, etc.)

Here commentary about renters. No contracts or receipts given. "Todo a la palabra...". Has pretty clear criteria about to whom to rent. Asks Qs about where renting before; why want to move; OK to contact previous landlord; why here; children and whom proposing to live here etc. Said that if they hesitate or if he gets a bad feeling he does not rent to them.

**12. Citas, citables** para los diferentes temas que no se hayan incluido en los temas tratados en esta ficha.

**13. Resumen de hallazgos**, referentes principalmente a las razones por las cuales se seleccionó el caso.

Fascinating detail case of rental accommodation in a petty-landlord tenant arrangement (as compared with apartments or a classic vecindad). Rarely get such a close insight, and almost never the opportunity to interview different actors (renters) on site. This a product of social relationship PMW with the landlord's father & permission being granted. See the separate interview notes with 4 of the inquilinos.

Significant also because it was always designed for rental and has gone through various iterations with the owner living there; now his son and family; but always with several (3-4) additional households renting a single room.

Significant because it demonstrates flexibility for first generation owner: As a place to rent rooms; as a place to live with son when split with his wife; and finally as a place to leave once returned to his pueblo with his 2<sup>nd</sup> wife (whom he met as a former renter). This first generation stratagem – returning to pueblo – is one that we are coming across even if rarely realized.

While this case also in part reflects dynamic of household and dwelling, it is less important. Always a rental function. But structurally gives excellent insights into the living conditions of renters occupying a single room and the informality of renting out rooms. Also illustrates many of the physical problems experienced by renters: 1) restricted space; 2) shared facilities (wc and regadera which actually not a shower – seat and tub with which to do ablutions).

The structure of the house appears to be inadequate with serious structural problems as well as design flaws.

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Interestin insights over range of household structures: 2 soltero male units; one of 2 female cousins; three nuclear households (including owner). Also indicates the varying social relations between resident landlord/family and the renters: 1) support for Lorenzo whom pays no rent; 2) favoritism to Leo who has the best space and access to the families facilities; 3) support for people from the same pueblo as Don Adrian (even if not know them before hand); 4) temporary support for couple who displaced [how temporary?]; 5) tension between Eduardo and the female sharers even though they living there the longest – 11 years. Their room is small and they pay 100 pesos more than the others. They from Veracruz. Some suggestion (from them) that he acts inappropriately (although not clear what this means.).

Finally, ambiguity about future ownership and question about who will ultimately inherit. In this sense an interesting case given the divorce of the original owners and the split within the family – Mama & 2 children –v- Papa and his eldest son.

PMW 6/28.

**See also Figures; Plans; Problems and Photos; and 4 separate interviews with rental households.**