

CODI's Approach and Experiences,
***City-wide, Community-led Upgrading
and Housing Development, Thailand***

Somsook Boonyabancha

Chairperson CODI Baan Mankong Housing Development Sub-Committee

Former Director CODI (2000-2008)

Chairperson Asian Coalition For Housing Rights

Presenting on International Housing Forum organized by Asian Development Bank

November 9, 2022



Slums in Thailand



Insecure and poor housing conditions causes problems of inequity, quality of life, environmental health and basic rights to big number of poor people in the unhealthy social and physical environment living conditions in Asian cities



CODI is the demand driven Housing Development Approaches

Communities of the poor at scale, citywide, are active actors, where poor communities are the focus searching for and working in collaboration with cities

demand driven approach

Slum Upgrading

Starting from existing poor settlements and their conditions where people are

- **Find various possible solutions on existing** low income settlements and ***from poor people***
- **start from the existing poor settlements** and develop planning alternatives and reorganization from whatever the given conditions are
- **Integrated approach** and reorganization of existing communities, physical, planning, social economic and its new possible plans for secured housing, better livelihood and capacity to develop

Find solutions to fit the people

Public housing, Real Estate Sectors

Supply driven approach

Building new housing for buyers

Building new housing for affordable buyers

- **Built first**, Getting possible land, construct housing and sell to buyers or get illegible residents after
- **Individual ownership**, or rental, individual living, no community no social relationship
- **Housing as commodity**, can be the assets to be bought and sale in the market or can be object for market speculations
- **The poor normally cannot afford** or keep them if purchased or selected to live in some of the private or public housing projects

Find people to fit their housing products

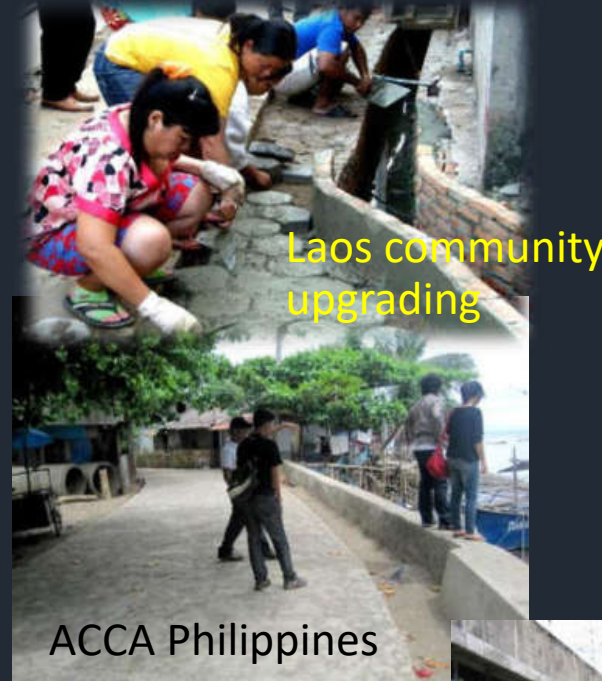
Slum Upgrading

Start where people are and work to improve or reconstruct affordable housing with communities, to be legitimate part of city development

Supply-led housing, get people or buyers to fit with the location and design of supplies



KIP Indonesia



Laos community upgrading

ACCA Philippines



Singapore



Surabaya Kampung reconstruction



CODI Upgrading project

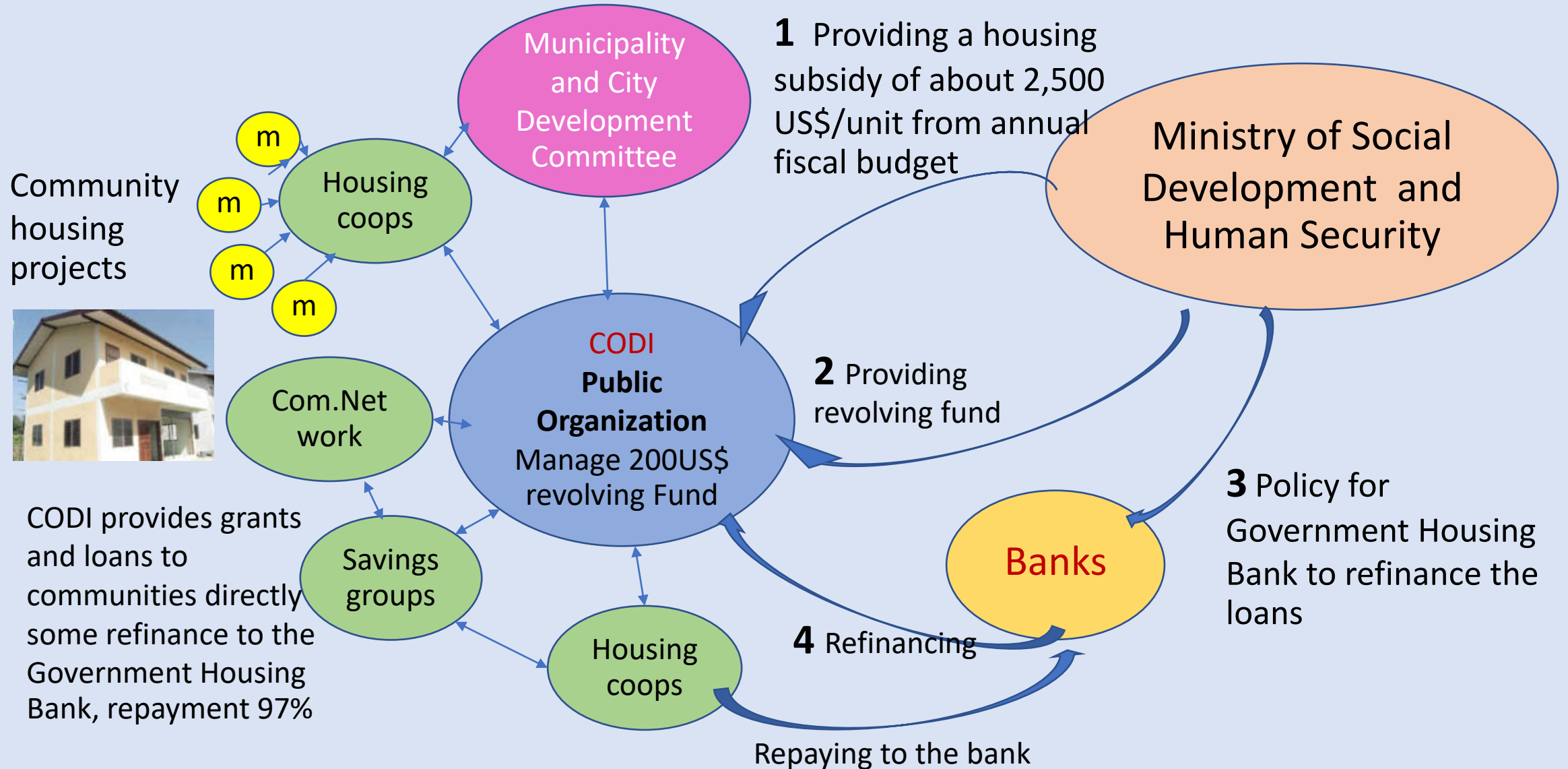


NHA flats Thailand



CODI is Thai Government's Public Organization under Ministry of Social Development and Human Securities

Diagram showing relationship of CODI as Government window to support community-led housing development, urban and rural, at city and national scale



CODI Housing Development Model

The challenges to work on community-led housing development at scale on city-wide approach

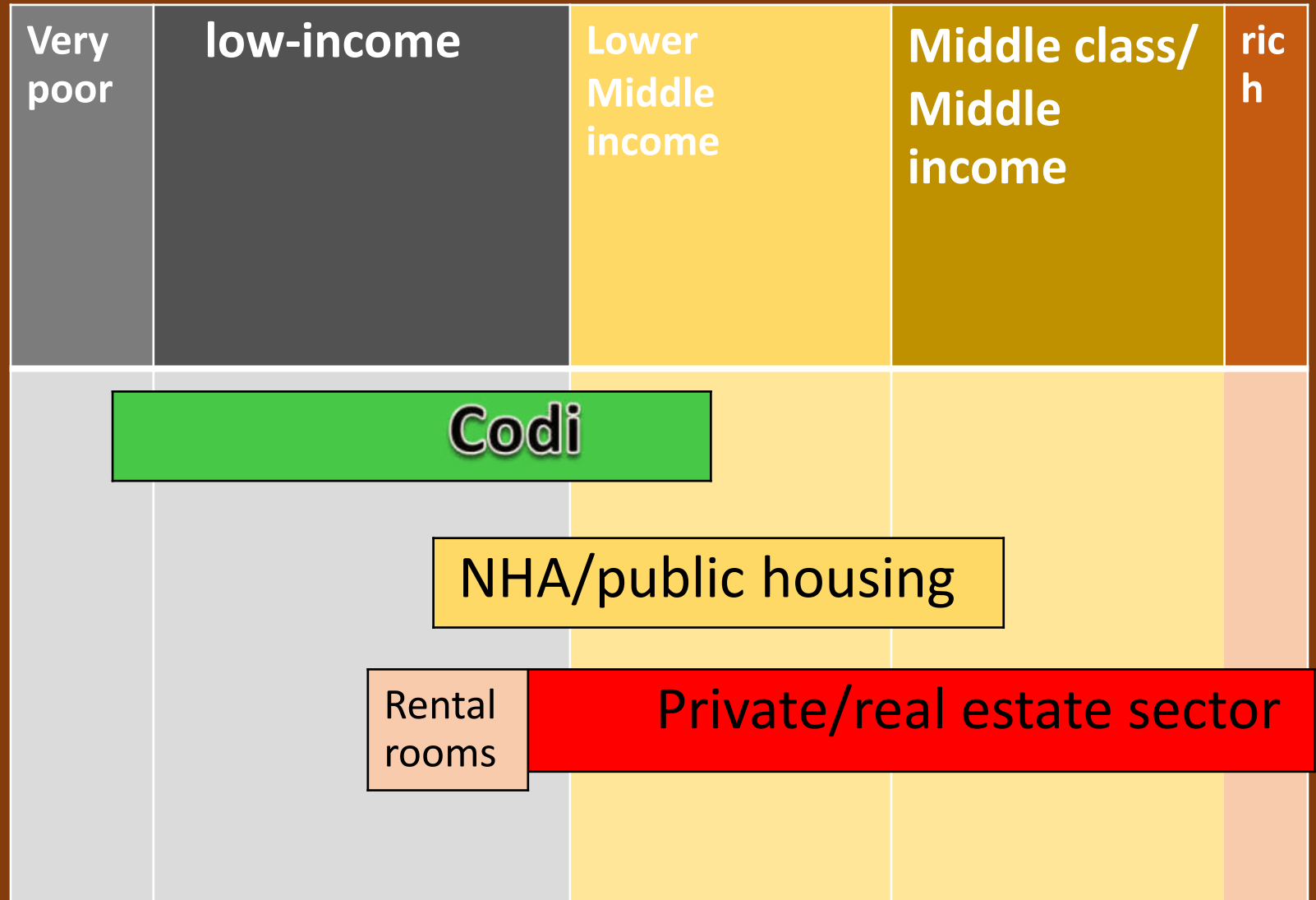
The number of the poor and the cities are the actual demand-led implementing scale

- **Active demand-driven** ; People/Community focus, Support urban poor communities to be active actors and owner of projects
- **City-wide** ; map out to include all urban poor communities to make change at the real scale of the problems covering all poor communities to work in collaboration with Cities as partners in joint development process
- **Flexible finance system and technical assistance to support** building financial or City Development Fund and transfer financial support (housing subsidy and loans) directly to community managed projects, support architects, technical advice to plan new community projects by communities and the city
- **Integrated and Holistic Approach to build strong people and communities** : Develop secure housing with integrated approach ; better social, environment, economic, democratic, and healthy active communities so they are collectively owned and managed

Target Group of CODI Housing/Upgrading



CODI support housing projects, starts where the poor are, reorganized, transformed, managed and owned by the urban poor community organizations





City-wide Housing Development map getting all urban poor communities and families on the map and build organizations to work actively with stakeholders

- **Get citywide information and map of poor communities in the city with participation**
- **Discuss, Organize and build networks, set up savings, find solutions on land**
- **Collaborate with Cities**
- **Make city wide upgrading housing plan**
- **Start with 1-2 pilots**



CITYWIDE participatory Surveys & Mapping



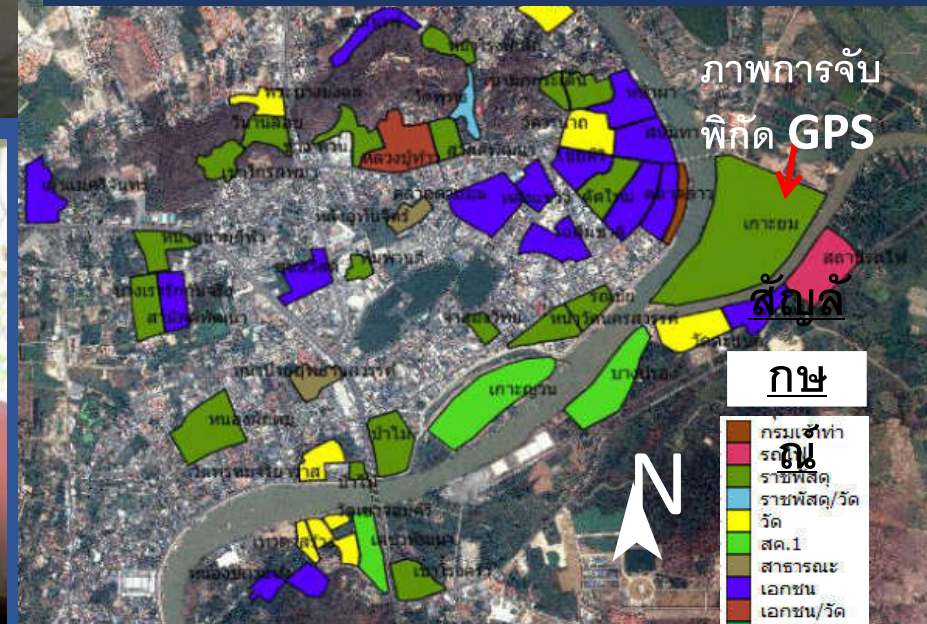
Community mapping leading to community savings, network building and upgrading activities



To support by community architects



Nakornsawan slum community
land owner map



Community survey, mapping and household survey provide facts about overall information/ problems of the community and all urban poor families which will lead to discussion and upgrading planning with community people and key stakeholders



Community discussion inside the community, India



Big urban poor people network meeting in India



These are activities of community upgrading

Upgrading process need to be started in the people who live there and organizing process of community on finance, land, planning, understanding the alternatives and how to work themselves to make it possible



With multi stake holders

Organize community savings and funds

To build collective financial
management capacity

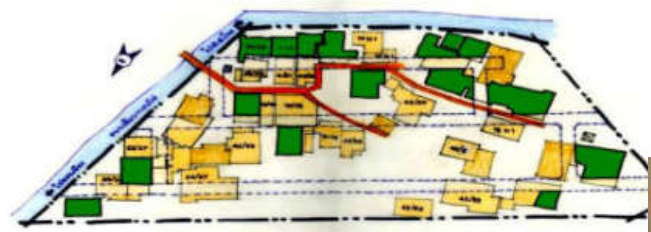
Participatory planning with support from professionals



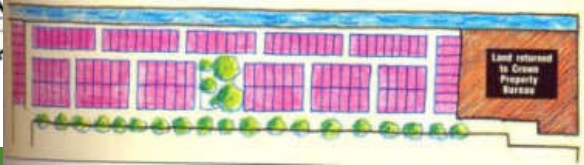
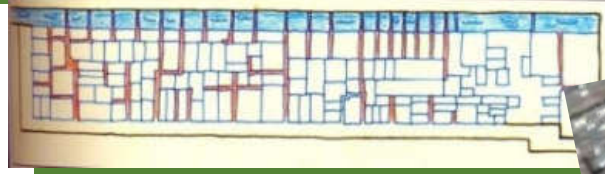
Community Upgrading Housing Alternatives in Baan Mankong Program

1. **Improving** existing community with very little adjustment
2. **Reblocking**, realignment of existing community
3. Demolish existing houses and **reconstruction** all new housing
4. **Land-sharing**, community reconstruct on part of former land
5. **Nearby relocation** (less than 3 km. From former community)
6. Further away **resettlement**
7. **housing cooperatives for renters and mini squatters**
8. **Housing for homeless**

Slum Upgrading Alternatives



Reblocking



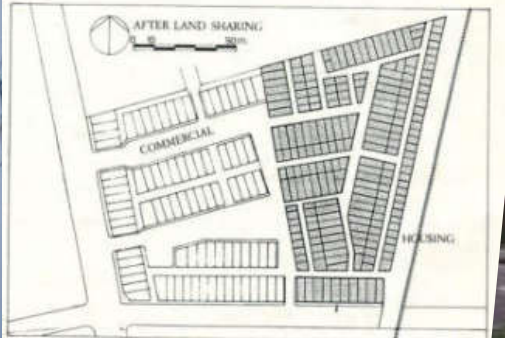
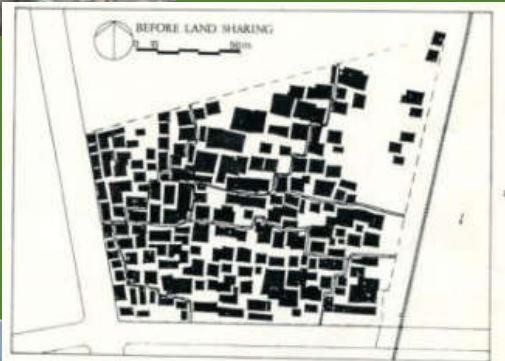
Upgrading with some realignment



Reconstruction



Relocation



Land-sharing

MANANGKASILA LAND SHARING PROJECT



Building flats



Reconstruction

Change by people is possible !! With support, the poor garbage collectors organized community negotiate for the public land closeby, plan the new community with architect, organized the saving groups and registered into Hosing Cooperatives then getting the loan and upgrading subsidy to relocate and reconstruct together new secure housing with collective community management to be **healthy community for everybody and active citizen of the city**



Bangbua/Ladprao/Prempracha canal upgrading/reconstruction

About 12,000 unites to be constructed



Yenarkard Reconstruction project in Yannawa District

After



สำรวจทำข้อมูล ทุกชุมชนที่มีอยู่ เพื่อวางแผนการแก้ไขปัญหาทุกชุมชน
City-wide upgrading



Before

- Key steps to change:
- Getting information
 - Building community networks
 - Building city joint committee
 - Organizing each community, savings, etc.
 - Making plans, citywide plan, each community planning, getting land, manage finance,
 - Select pilots, implementing



Perspective of the reconstructed community



Community flats reconstructed after fire

ไฟไหม้ สร้างใหม่ในที่เดิม ที่ดินสำนักงานทรัพย์สินส่วนพระมหากษัตริย์ 80 ครัวเรือน



Cooperative Housing for Roomrenters

ชุมชนตะวันออก ขอนแก่น



Redevelopment and land-sharing for former low income communities in Bofarang community



Thai PM inaugurate the project





Community cleaning team



Nakornsawan city-wide upgrading
37 out of 50 communities have been upgraded

Infrastructure and housing subsidy Grants and Wholesale loans from CODI to community cooperatives . Development of sub-group clusters in community management

Repayment

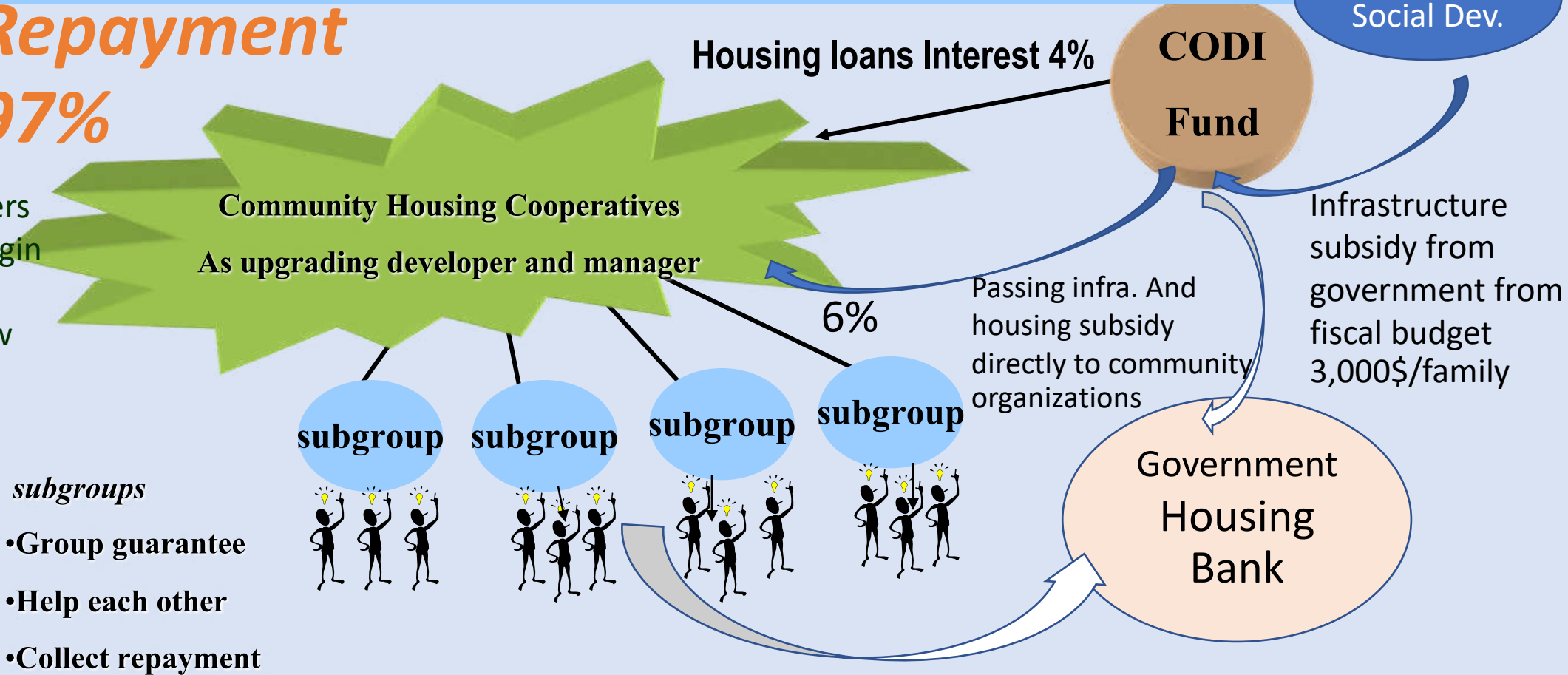
Community Cooperatives 97%

on lend to members using interest margin for community development, slow repayment, management and welfare

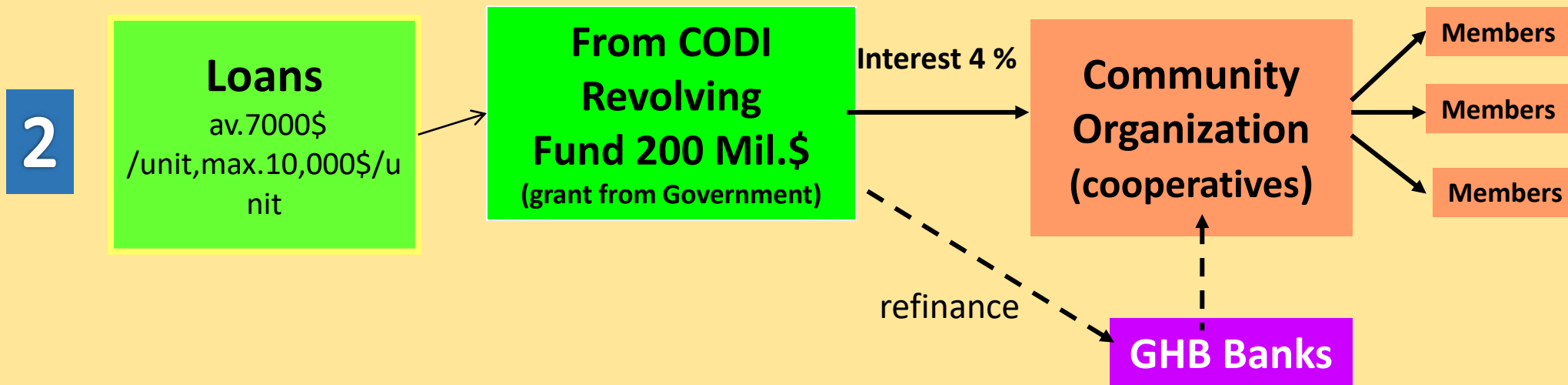
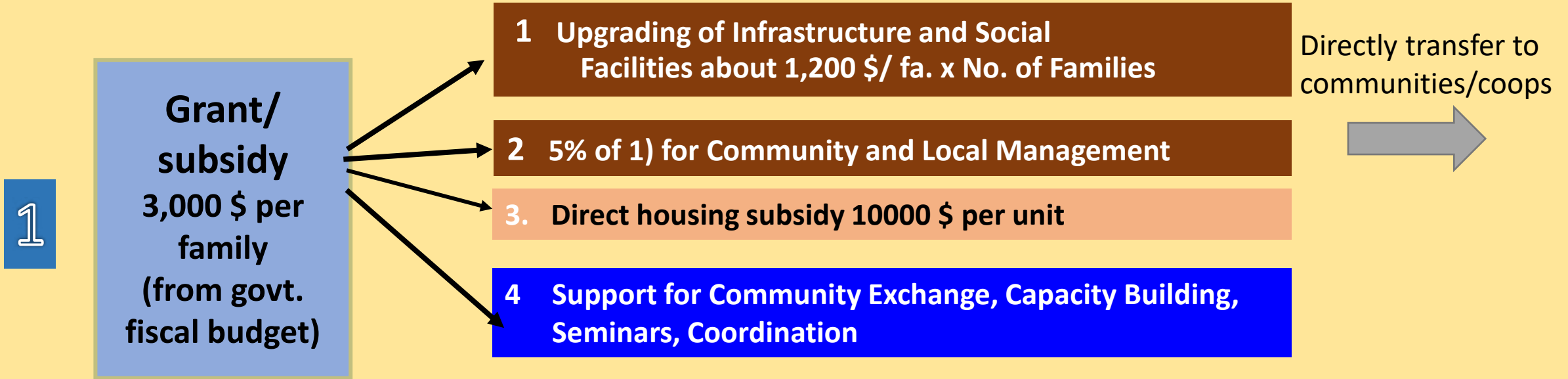
subgroups

- Group guarantee
- Help each other
- Collect repayment

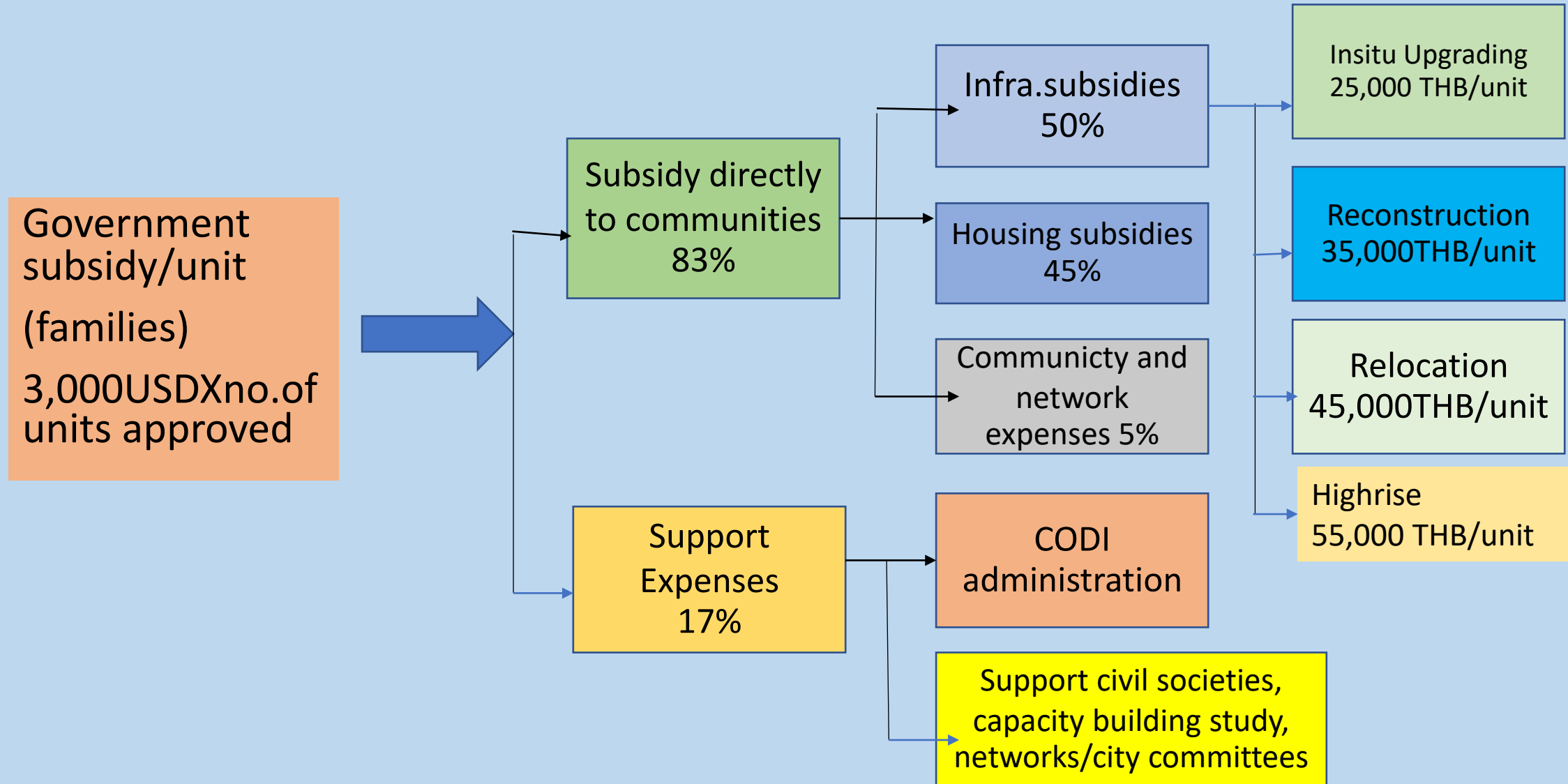
- housing **subsidy** of about 3,000 \$ per family (for infra., housing, capacity building and coordination)
- **The housing loans** of 12,000 \$ ceiling/ fa.(av. 8,000 \$/fa.)



Providing Flexible Financial Support for City-wide Upgrading by Communities



How the flexible finance system was designed



Going beyond just making houses !!!

“Decent poor”

Income generation loans

Build community Resilience

Community Development Fund allowing community to develop and solve many possible poverty activities collectively

- Community Fund
- Community welfare activities
- Income generation activities
- Disaster prevention
- Social cultural activities
- Green environment and food production
- Linking youth and elderly



Canal clean up



Help each other
When affected by
disaster

21/10/2011 8:08pm

Community as welfare and joint development unit develop welfare and overall social, physical, environmental healthy conditions for everybody; children, elderly, women, jobless, mothers, youths. Most organized communities have health volunteers

Welfare house for elderly



Children groups/networking and activities



Elderly people groups and activities



Community garden to grow clean organic food vegetables

CODI Support Community networks as center of action linking low income groups to work on COVID activities

Activities include :

- Mapping all low income communities in constituencies
- Survey on key information of each community
- Support sub-groups and community management to be organized: how many vaccinated ? Affected, elderly, etc.,.
- Support activities, link with each community, all affected and risks
- Coordinate with local authority, other civil societies, private sectors
- Leverage more assistance



Politics of building partnership/changing relationship for co-production, co-creation making it a joint city development projects in which communities are key actors



Big event for MOU signing by all key development organizations

**Being active citizen
with active
community
participation in city
development**



Building Partnership at City/Provincial level

Support Citywide housing Development Committee from the City, community network, civil societies and key development agencies to work on citywide housing and other related city and community development activities

Positive results of community based Slum upgrading

• Affordable housing

- No profit making, materials at real or cheaper price
- Secure and legal or incremental in relation to the reality of income and affordability
- Using community labour, collectively
- Negotiation for cheap possible options

• Solve poverty

- community fund to provide loans and financial needs linking and supporting family finance and support community development activities
- Income generation activities, Community welfare, Community resilience
- Better jobs, income, secure houses become assets
- Upgrading as way to create wealth

• Building community

- No isolation, everybody is part of active system
- having collective mechanism and organization to help each other and work together
- Community as basic welfare unit, , children education, etc.,.

• Legitimacy and becoming active citizen

- Legitimacy to work and link with many other organizations and larger system as a whole
- Building participatory and active communities for local development
- Active citizen, active social roots of the city

Current Housing Development Program & Activities implemented in Urban and Rural Poor Communities

City-Wide Slum Upgrading Resolution to Problems of Slum Communities and Squatters in Urban and Rural Areas

“137,328 Households in 75 Province”

- 108,158 Households in Urban Communities
- 15,715 Households in Rural Communities
- 13,455 Households in Canal-side Communities

**Housing Development Program 48,165 Household
in Southern Border Provinces (2011-2013)**



**SDGs : 11
Sustainable Cities
and Communities**



Rural Baan Por Pieng Sufficient Basic House for Rural poorest

“78,671 Households in 77 Province”

Temporary Shelter Communities affected from Disaster or Eviction

“5,408 Households Given the Shelter”

Quality of Life Development Empower Poor Communities to cope with COVID-19 Pandemic

“1,147 communities with 57,006 households”

- 4,708 Urban Communities with 592,463 Households
- Rural Communities in 1,558 Sub-districts of 76 Provinces

Homeless Centers Housing the Homeless In 4 Provinces: Bangkok, Chiang Mai, Khon Kaen and Pratum Thani

“1,395 People/698 Households”