The Impact of Urban Housing Development on Health

Learning From BanMankong City-Wide Community Housing Development Program in Thailand and Asia

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Insecure and poor housing conditions causes problems of quality of life and health to big number of poor people in the unhealthy social and physical environment living conditions.
Life conditions of women and all urban poor are bad and very unhealthy in those illegal and informal urban poor settlements and women are harder and much more difficult.
City needs people and labours but not sufficient affordable housing provided so people house themselves anywhere possible to survive, legal or illegal, hazardous to disasters or flooding, healthy or unhealthy with limited space to live.

When housing is illegal everything tends to be illegal and insufficient, the worse environmental location the more possible place to live.
Problems of housing which impact on health

- Higher mortality rates, the poor dies younger
- Drug addicts and alcoholism
- Polluted environment:
  - Insufficient small living spaces and lack of privacy
  - Unsafe living environment, violences, bribery and crimes
- No health insurance
- Insecure houses open to rats, mosquitos, insects and other diseases
- Insecure tenure leading to no improvement, eviction and fire
- Unclean water leading to many health problems
- Poverty, debts, unhealthy environment cause nutritional disadvantages and sickness
- Stressfull lives, psychological problems with insecurity, debts, fear and rights
- Lack of open spaces, lack of spaces for children to play and exercise
- Sexual problems and young mothers
- Insecure tenure leading to no improvement, eviction and fire
- Flooding, stagnant and undrained water cause many skin problems and diseases
- Weak to all forms of disasters
- Poverty, debts, unhealthy environment cause nutritional disadvantages and sickness
Housing is an integrated development issue, not just physical!!

- Inadequate income
- Illegal housing built or rented (often peripheral and dangerous location)
  - Overcrowding
  - Inadequate basic services
    - Large disease and injury burden
    - High transport costs & threat of eviction
      - Higher costs for housing, services and health care, income lost to illness so poverty exacerbated/income reduced

- Fall outside political system
  - Voicelessness
  - No protection from the law
- Work in informal economy - harassment

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Why housing is important?
Do we have legal house registration?

Do we have secure housing and strong communities to function as an immune system and social vaccine to develop and protect all the members?

- Housing is basic needs of human beings; shelter/family existence/privacy/rest/renew energy/freedom/assets/keep all belongings/unit of community/identity/
- Secure housing provide people and family secured with acceptable status, it makes people legal or illegal, formal or informal, citizen of a city entitle for all legitimate city services or not
- Insecure housing causes unhealthy living conditions, infrastructure problems, higher expenses, eviction threat, insecure lives, stress,

Picture show comparison of the same former slum community and after the BMK secure housing development
But conventional public housing or private sector housing in the market which provide mainly physical houses for individual buyers without building communities or integrated development may solve some problems but still not the answer. They are mostly out of reach for the poor, expensive and make people live in isolation.

Why only focus on physical change? Why not making housing an important process to build communities and people? Why not developing a demand-driven housing development approach to solve many integrated problems and build communities at the same time.
Try People’s approach start where people are!
Make people the key subjects of making changes
The World has changed!

let people be the active actors to make Changes to secure housing and build strong healthy communities and people for cities
The Thai National City-Wide and Community-Driven Slum Upgrading

- **Since 2004** The Thai Government have a National Policy and support for city-wide and community-driven slum upgrading

- **Community Organizations Development Institute** (CODI) a public organization, under Ministry of Social Development and Human Security is national implementing agency

- CODI manage **Community Development Fund** from government budget supporting urban poor communities and network to be implementing organizations with cities by passing the grants for upgrading and housing loans directly to communities
Process and linkages of local housing development partnership

City-wide survey / joint planning, search for solutions together

Find various solutions suitable for all communities in city

Academics

Communities

Municipality

Other dev. agencies

On-site Upgrading

Row-house

Flat

Detach house

Land-sharing & reconstruction

Reblocking & readjustment

Resettlements

Row-housing

Mixed approach

Flat

Mixed approach
Solving housing city-wide by people
City-wide Survey for all urban poor communities

City-wide upgrading in Thailand
Develop active community finance
Saving people, saving money, saving group managerial capacity
And building community financial system for long term housing development
Grants and Wholesale loans from CODI to community cooperatives

Development of sub-group clusters in community management

Community Housing Cooperatives

- Group guarantee
- Help each other
- Collect repayment

- Housing subsidy of about 2,500 $ per family (for infra., housing, capacity building and coordination)
- The housing loans of 10,000 $ ceiling/fa.(av. 6,500 $/fa.)
Participatory planning
Charoenchai Nimitmai Reblocking Upgrading Community

Location: Bangkok
Land Owner: Cooperative
Situation: Eviction
Area size: 0.7 ha.
No. of Units: 81
improvement: Reblocking
Size: 40-100 m
Repayment: 1,100-2,000 baht (27-50 U$) per month

Before Upgrading

After Upgrading

Project opening ceremony
Bang Bua Canal Community Reconstruction Project
Communities have better open spaces and environment.
2,000 units of reconstruction by each community along the canal
Picture shows Former squatter slums unhealthy and illegal conditions
Ruam Samakki Slum Reconstruction

Before upgrading

Before

After

After reconstruction

Before upgrad
RELOCATION: nearby / Single Community / Multi Communities
Wong Toh Kao resettlement

Before

Same group of people in a different secured community

After
Cooperative Housing for Room renters, the new secure housing is cheaper than former rental rooms

Former room rental conditions
Active people participation, Work Together, build together Building new community together

*The actual price reduce to half the normal construction cost and also build social capital*
Active community participation in environment and social activities

Canal clean up

Youth program learning and taking care of canal environment

Simple treatment to clean up draining water to canal
Community Development Fund to let community to develop community welfare, income generation and solve other poverty activities.

Income generation loans

“Rice field fund”
We bought this field with our money.

“Decent poor”

Welfare fund

Welfare house for elderly

Help each other
When affected by disaster
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 units and volunteers.
Building new secure and healthy community

• **Collective land** ownership, or lease

• **Community savings and fund** (acting as community bank)

• **Welfare activities**: scholarship, children, youth, elderly, care for the sick and advantaged, dead, health units

• Active linking with city **community network** and local organizations, city authorities with regular meeting

• **Collective management**

• **Active citizen**, closer or regular link and actively interact with local authority
Work with Government as an organization with well prepared plans from communities

Active participation and good collaborations with the local authority and development organizations
Baan Mankong City-wide Upgrading Performance since 2004

- Implementation cover 73 (of 77) provinces, 386 cities
- Total projects approved 1,150 cover 2,460 communities benefited about 107,000 families
- Loan granted per family is about 3,000-7,000 USD average about 6,000 USD /family
- Total government upgrading subsidy granted about 180 USD mil. (about 2,500 USD per family)
- Total loans granted from CODI revolving Fund (4% interest) about 185 mil. USD repayment 97.5%
Pro-poor urban development including municipal-community organization partnerships in upgrading and new land and house developments

- Less overcrowding + much improved affordable basic services
- Lower transport costs; evictions stopped, legal houses affordable
- Poor and their settlements included in governance
- Protection from the law
- Support for informal enterprises
- Much reduced disease and injury burden; IMR down
- Poverty much reduced; incomes increased
- Better health conditions
ACCA PROJECT
IN 19 COUNTRIES 215 CITIES IN ASIA
ACCA Program 2009-2015

support for city-wide development action:
city-wide mapping and survey, support community savings and funds, small upgrading in at least 5 communities, one housing project to start, city-development Fund to start first loan to the first housing project

Support in one city

• Small projects, 15,000 $ per city (5 proj xmax.3,000$ per proj, could cover upto 10 proj.)
• One first housing proj. max.40,000 $
• City development coordination 3,000 $
• Exchange visits, community survey and mapping, support to community fund, City CDF, city development committee, etc.

Total about 58,000-60,000 USD per city
CITYWIDE Surveys & Mapping

Survey and information gathering in 183 cities
Country survey in 10 countries

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

To support by community architects
City-wide small Upgrading projects
a support of 15,000 US$ for a city wide small self-implementing upgrading projects for 5-10 communities in a city total 2,021 projects

Vietnam
Mongolia
Cambodia
Philippines
- 227 road-building projects
- 174 water supply projects
- 141 drainage projects
- 136 toilet building projects
- 89 community centers
- 66 community mapping projects
- 52 electricity and street lights
- 38 agriculture projects
- 37 playgrounds and parks
- 29 house repair projects
- 27 livelihood projects
- 20 solid waste and composting
- 19 clinics and health centers
- 17 bridge-building projects
- 17 one-room schools
- 14 retaining wall projects
- 12 children’s library projects
- 12 animal raising projects
- 11 rice bank projects
- 10 tree planting projects
- 6 community enterprises
- 5 irrigation projects
- 3 landfelling projects
- 3 community builders centers
- 2 community museums
- 2 fire protection projects
- 2 community markets
- 2 mosque and temple repairs
- 2 biogas production projects
- 2 community boats
- 2 block-making enterprises
- 1 shop facade-painting project
- 1 bus stop shelter
- 1 biomass fuel-cell production
- 1 community rock’n’roll band
Community people are actively planning to upgrade and changing slums to proper settlements. *The poor themselves are the best actors in planning their new lives*

Picture from ACCA Program implementing in cities around Asia **146 housing projects**

*Picture from Myanmar, Vietnam, Fiji and Thailand*
ACCA Supports for 146 housing development projects in more than 10 countries
Just 40,000 USD/project contributions

Myanmar

GOPALGANJ, BANGLADESH

Tibet

Myanmar

Cambodia

Nepal

Mongolia
how wide is for walkway in our cluster?

Let’s check with real scale
How is about 8 feet, does it enough?

12 Feet is too big how ‘s about 10 feet?

Support from Community architects
Community participatory planning in Yangon support by community architects
ACCA support for city-wide community housing in Khompong Cham Cambodia

After
Participatory planning by community support by community network NGOs and the city and community architect from ACHR in Nepal now active in 9 cities

With the support from community architect
Projects create political space for local change to link and build platform among communities and local authorities

*Kabul City Upgrading Committee (KCUC) has 16 members (8 communities X 2)*
New politics of Cooperation and building LOCAL PARTNERSHIP for broader participatory city development

Changing, upgrading political Relationship and collaborations
Try bottom up approach!

The World has changed!

Let people at big city scale be the active actors to make big change for cities.

We are ready!