

ROAD FROM MANILLA – LEARNING FROM COMMUNITIES

FAMILIES IN TRANSITION – COMMUNITIES IN TRANSFORMATION

*KAPIT BAHAYAN

Etiquio's Family

*DAGAT DAGATAN

Virginia's Family

Lovelyn's Family

*TONDO

Nenia's Family

Annalyn's Family



Team 4



MIT / HARVARD

POULOMI CHAKRABARTI

IFEOMA N. EBO

JAN SCHULTHEISS

UST

VINCENT CABOCHAN

VIRLIN ALCANTARA

MACI VALMORES

A SIGUS-MIT Activity

FAMILY HISTORY

PHASE I

PHASE II

PHASE III

ISSUES

IDEAS

KAPITBAHAYAN – Eutiquio’s Family

Struggle continues



Husband: Public Relations Officer
for Kapit Bahayan Chairperson

Wife: Business owner, Salon

3 children, 2 grandchildren

3 tenant families



FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

ISSUES

IDEAS



1977

1992

FAMILY



1977

- *Family moves in
- *Husband has a minimum wage job
- *Award = P 10,000
- *House = P 40,000

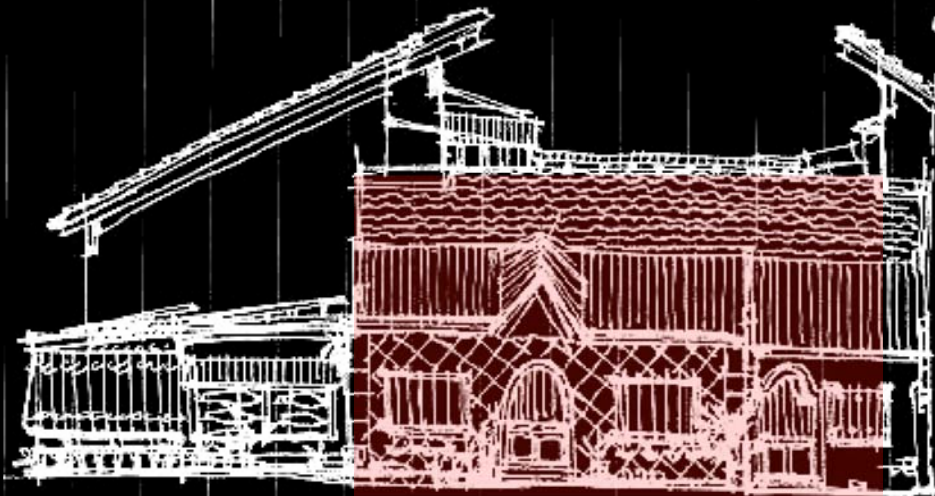
1980

- *Wife begins working to supplement income
- *Award is paid

1992

- *Husband loses job
- *No payments are made for land titles

Flooding begins.....



OR

FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

ISSUES

IDEAS



1992

2002

FAMILY



TENANTS



1992

- * Disabled while driving Peditaxi
- * Pressure from NHA to pay
- * Paid P3000/month

1994

- * Started renting out
- * Flooding gets worse
- * Structural condition deteriorates

1998 - 2002

- * Leased part of house for P 60,000
- * Divided house for daughter

Flooding continues.....



FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

ISSUES

IDEAS

KAPITBAHAYAN – Eutiquio’s Family

uncertainty....



2002

PRESENT

FAMILY



TENANTS



2002

2004

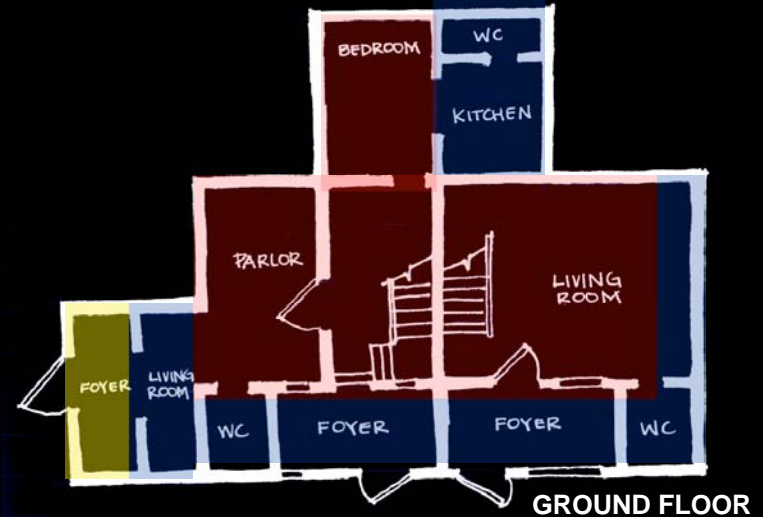
PRESENT

- *Ultimatum for payment
- *P 3000/ month + increasing interest
- *Present value: P200,000

- *Unemployed
- *Unstable income from sons
- *Rental: P4000/ month

- *Might be forced to sell half the house to acquire ownership

Flooding worsens.....



FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

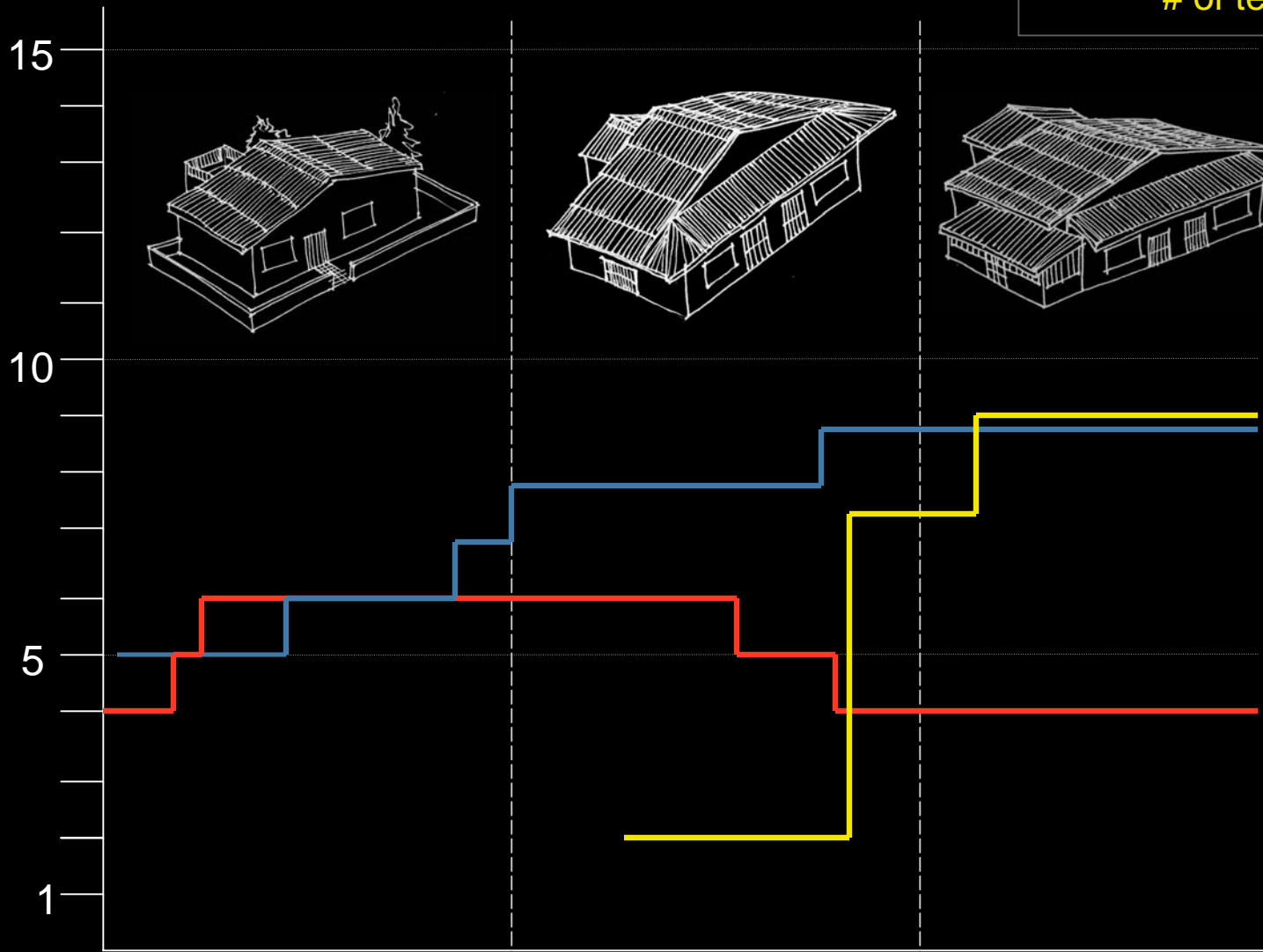
ISSUES

IDEAS

KAPITBAHAYAN – Eutiquio’s Family



- # of family members
- # of rooms
- # of tenants



Family level concerns

Inability to make NHA payment, esp. in times of crisis

Neighborhood level concerns

Drainage (floods) and sanitation

STAGE I *Ideal Home* STAGE II *Paradise Lost* STAGE III *Uncertainty*



DAGAT DAGATAN I – Virginia's Family

Widow; unemployed; volunteer community leader

Member ZOTO KPML

Non-owner

3 adults, 1 child



FAMILY HISTORY	STAGE I	STAGE II	STAGE III	MATRIX	ISSUES	IDEAS
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DAGAT DAGATAN I – Virginia's Family

revolution!



1982

1996

FAMILY



1982

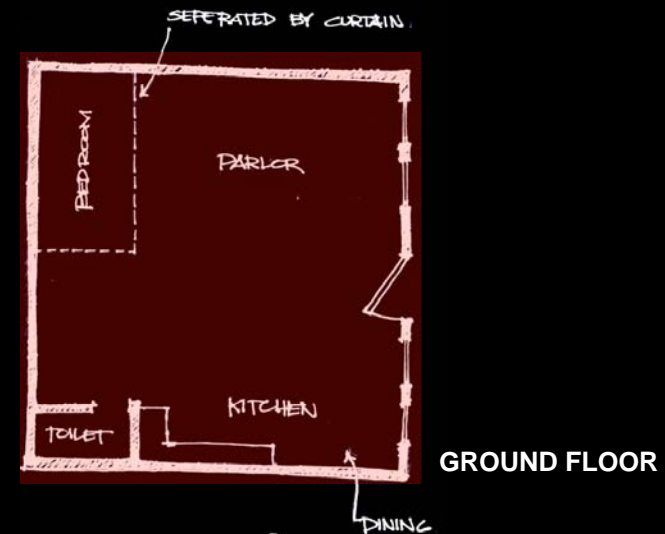
- * Family moved in
- * Award P 10,000

1985

- *Permanent construction in one half of plot
- *Building materials from NGO TOMANA

1989 – 1996

- *Husband passes away
- *Paid award amount
- **Movement failed, and could not pay for land*
- *Part of land struggle movement



FAMILY HISTORY

STAGE I

STAGE II

MATRIX

ISSUES

IDEAS

DAGAT DAGATAN I – Virginia's Family

inheritance



1996

present

FAMILY

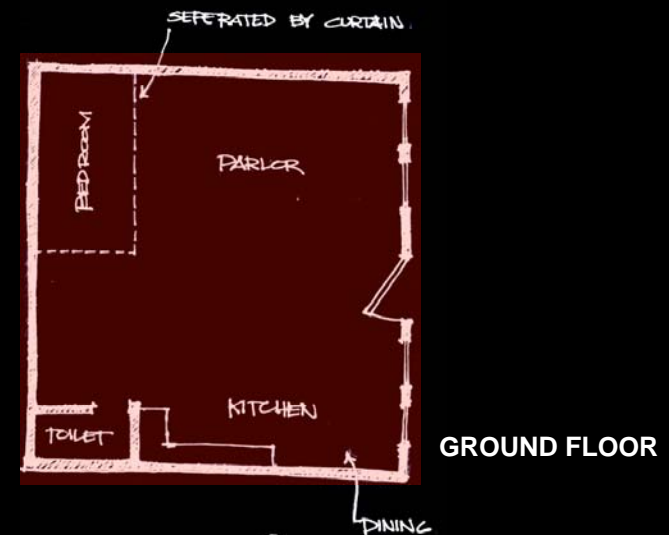


1982

- * Mother passes away
- * Financial constraints
- * Sells half of the house

Present

- Financial constraints prevent them from buying the house



FAMILY HISTORY

STAGE I

STAGE II

MATRIX

ISSUES

IDEAS

DAGAT DAGATAN I – Virginia's Family

eviction?



.....2013.....

FAMILY



2013

*Possible eviction

Debt: P50,000

•P 1000/ month + increasing interest

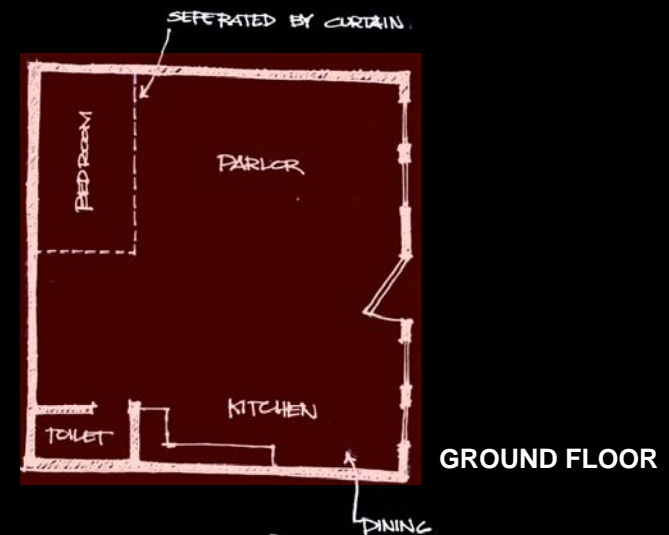
Possible future

*Unemployed

*Unstable income

*Bare sustenance

Future depends on ability of daughter to find overseas employment



FAMILY HISTORY

STAGE I

STAGE II

MATRIX

ISSUES

IDEAS

DAGAT DAGATAN I – Virginia's Family

— # of family members
 — # of rooms



Family level concerns

Financial Constraints:

Inability to buy building materials

Inability to make NHA payments or pay for utilities



DAGAT DAGATAN II – Lovelyn's Family

Housewife

Husband: Maritime worker

Unemployed grown children, husband sole earner

10 adults, 6 children



FAMILY HISTORY	STAGE I	STAGE II	STAGE III	MATRIX	ISSUES	IDEAS
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1982

2006

FAMILY

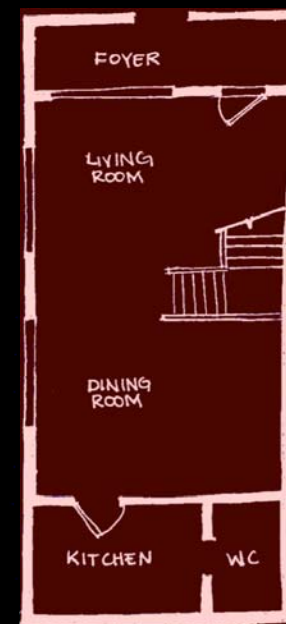


1982

- Moved in
- Building materials by German NGO
- Award P 15,000
- Immediately paid

1999 - 2006

- Husband secures job at the local port and later at an overseas shipping company



GROUND FLOOR

FAMILY HISTORY

STAGE I

STAGE II

MATRIX

ISSUES

IDEAS

DAGAT DAGATAN II – Lovelyn's Family

hopeful future



2006

2007

FAMILY



2006

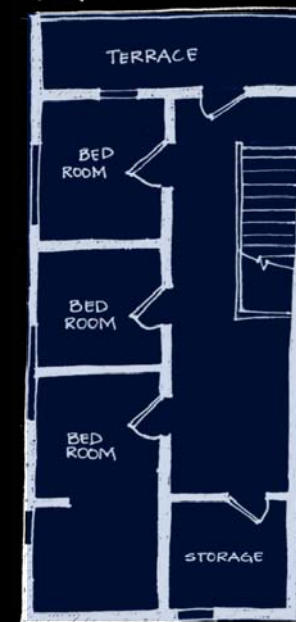
- *Ultimatum for payment
- *Confident to pay
- *Cost of land P 50,000
- *Family grows

Possible future

Plans to rent out rooms once children move out



GROUND FLOOR



FIRST FLOOR

FAMILY HISTORY

STAGE I

STAGE II

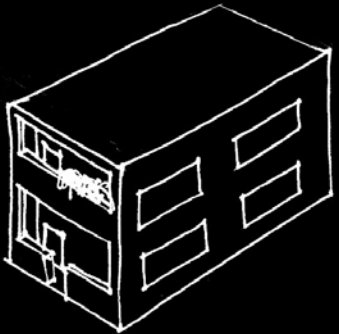
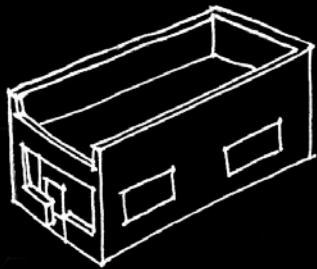
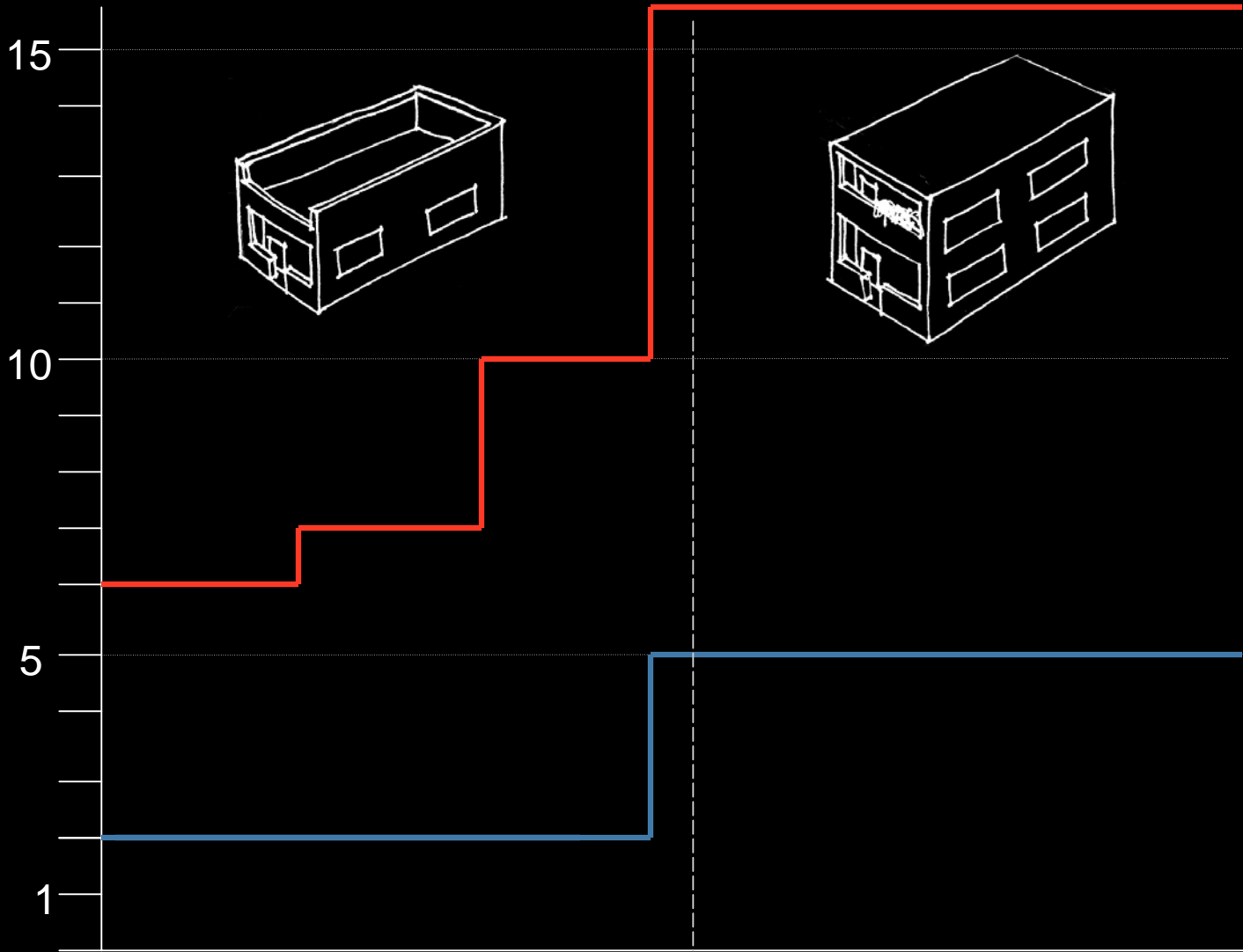
MATRIX

ISSUES

IDEAS

DAGAT DAGATAN II – Lovelyn's Family

— # of family members
— # of rooms



Family level concerns

Stable family income to make payments

STAGE I Incremental Success

STAGE II Hopeful Future



TONDO I – Nenia's Family

Saleswoman

Husband: Construction worker

5 adults, 5 children



FAMILY HISTORY	STAGE I	STAGE II	STAGE III	MATRIX	ISSUES	IDEAS
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TONDO I – Nenia’s Family

period of struggle



1979

2005

FAMILY



1979

*Father-in-law moves in with family
*Sent remittances from Saudi job

1996

*Father-in-law expires
*Property transferred to mother-in-law

2005

*Started paying for land cost



GROUND FLOOR

FAMILY HISTORY

STAGE I

STAGE II

MATRIX

ISSUES

IDEAS

TONDO I – Nenia's Family

hopeful future



2006

FAMILY



2006

- *Confident to acquire land title
- *Family grows

Possible future

- *Trying to go abroad to work
- Plans to use income to construct 2nd floor and renting



GROUND FLOOR



FIRST FLOOR

FAMILY HISTORY

STAGE I

STAGE II

MATRIX

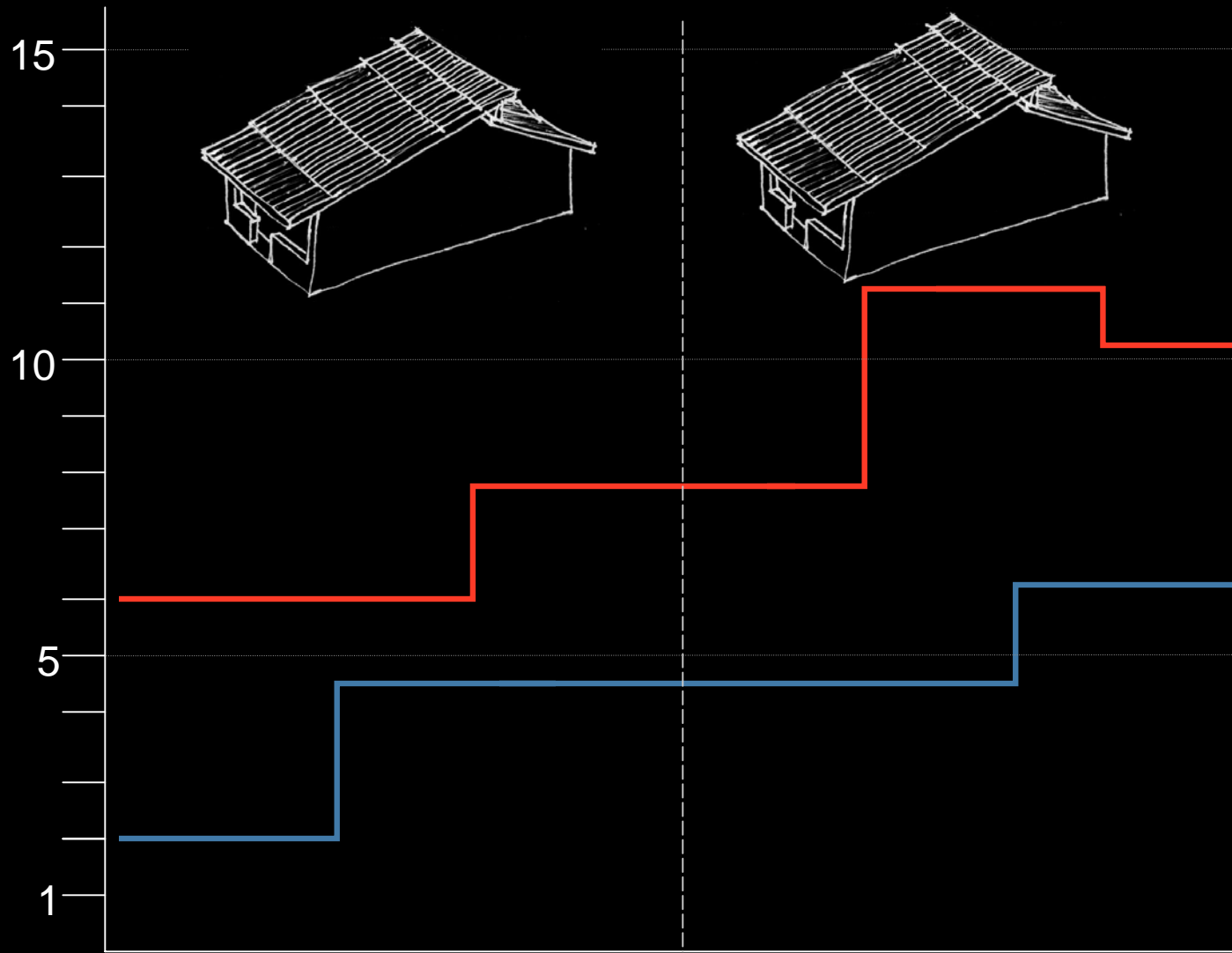
ISSUES

IDEAS

TONDO I – Nenia’s Family



— # of family members
— # of rooms



STAGE I *Period of Struggle*

STAGE II *Hopeful Future*

Family level concerns

Expand house for additional income

Rely on remittances to gradually expand house

Neighborhood level concerns

Unreliable water supply

TONDO II – Annalyn's Family

Housewife, assists family business

Husband: Meat supplier

2 adults, 3 children

3 adult servants

Shack to mansion



FAMILY HISTORY	STAGE I	STAGE II	STAGE III	MATRIX	ISSUES	IDEAS
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1970

1997

FAMILY



1970

Parents move in adjacent property
Cost of land P 14,000

1980

- *Meat business gets successful
- *Finished paying for their property
- *Purchased additional properties in the area

1997

- *Bought land and title as second owners



GROUND FLOOR

FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

ISSUES

IDEAS

TONDO II – Annalyn’s Family

housing to business



1997

2005



1997

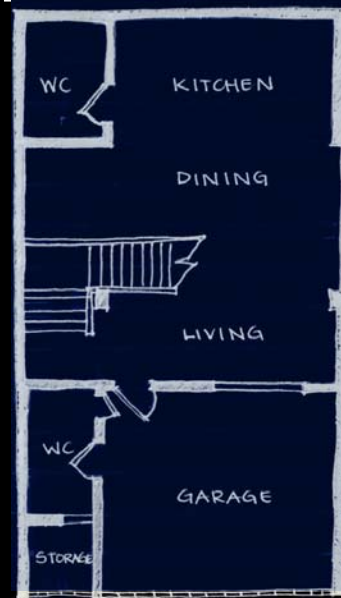
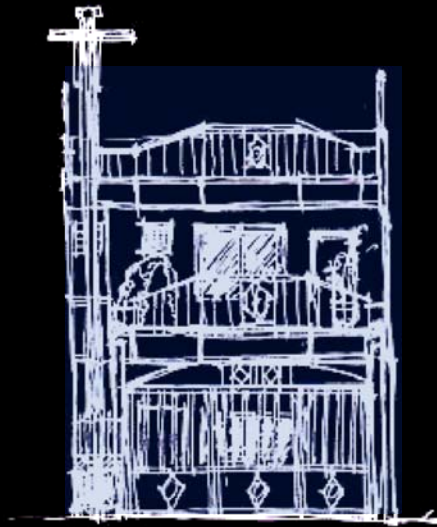
- *Turn into restaurant/bakery
- *Rent upper floor

2000

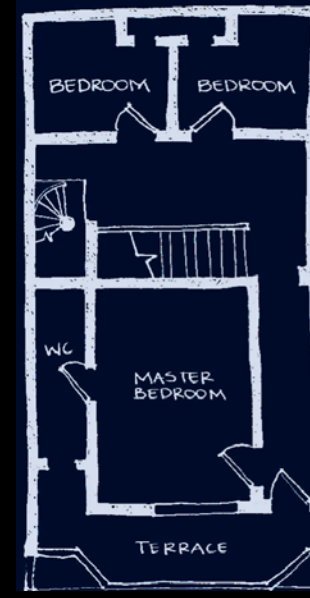
Saved rent from 4 properties in Tondo

2005

- *Started constructing 3 storey house



GROUND FLOOR



FIRST FLOOR

FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

ISSUES

IDEAS

TONDO II – Annalyn’s Family

business to mansion



2005

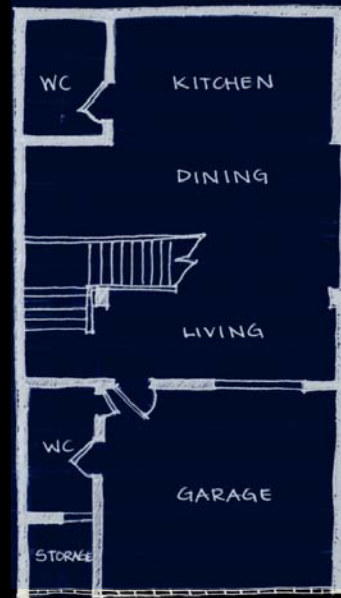
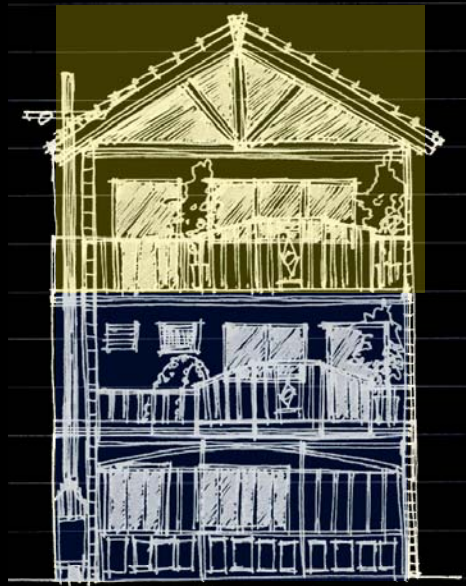


2005

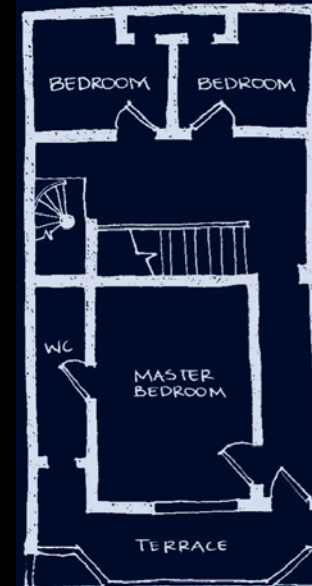
- *Moved in
- *Current land value of P 1 million
- *Family grows

Possible future

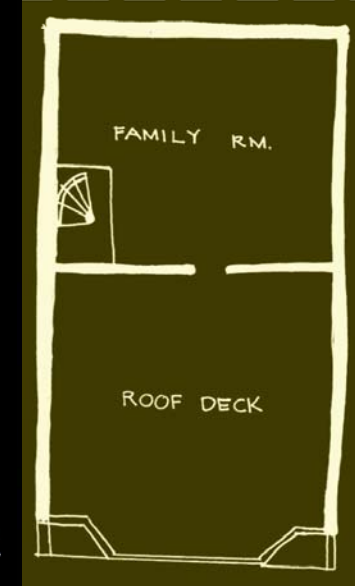
- *Building 3rd floor
- *Money from other properties and business sufficient
- *No plans for renting



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FAMILY HISTORY

STAGE I

STAGE II

STAGE III

MATRIX

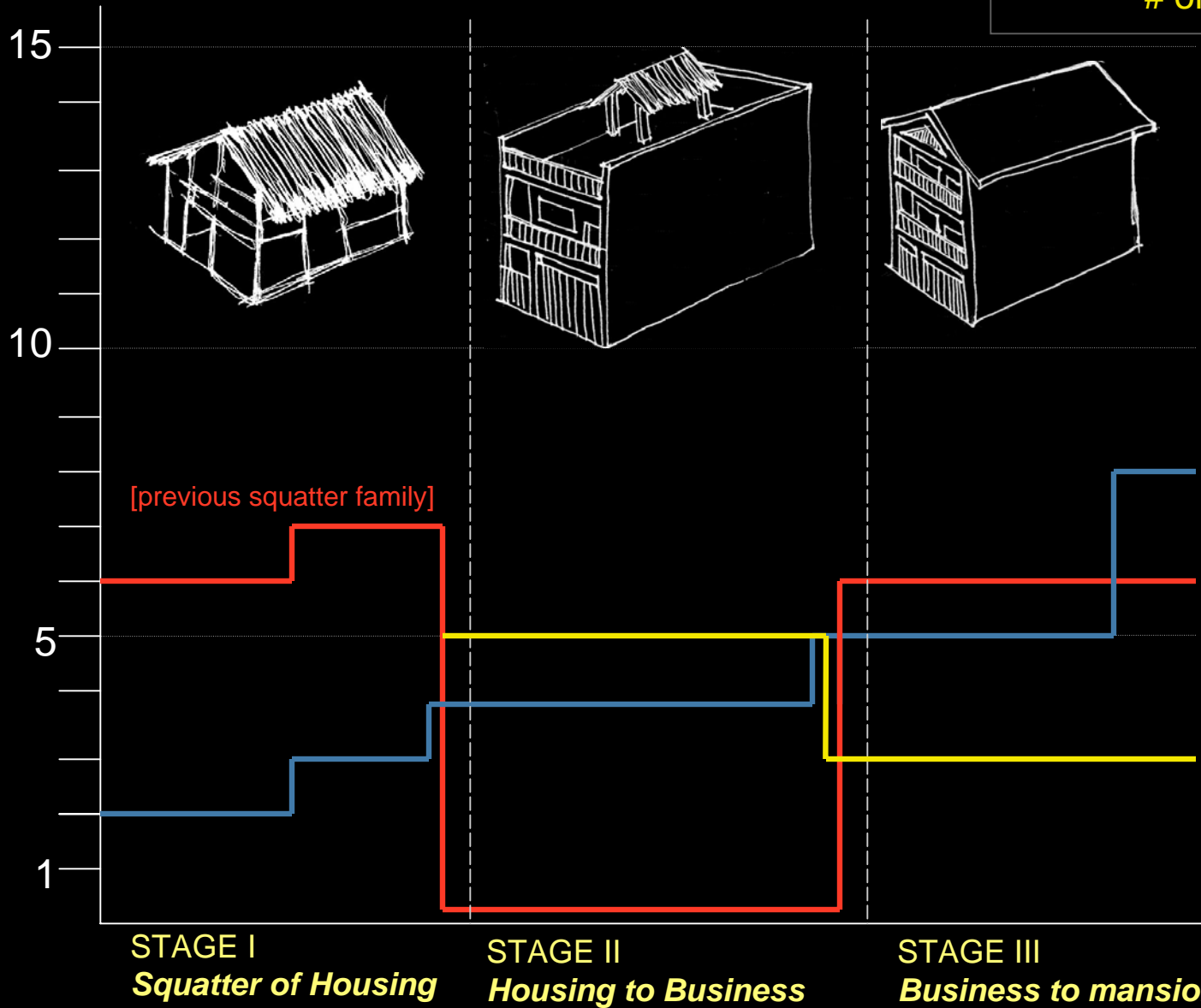
ISSUES

IDEAS

TONDO II – Annalyn’s Family



- # of family members
- # of rooms
- # of tenants/tenants



Family level concerns

Increase rental revenue to finance real estate expansion

Neighborhood level concerns

Hope for improved neighborhood amenities



Issues	Ideas
Empowerment of communities	
<ul style="list-style-type: none"> • Strong sense of community <ul style="list-style-type: none"> • Use of public spaces • Strong family ties help reduce housing demand • Political empowerment <ul style="list-style-type: none"> • High level of public participation • Voluntary public offices • Active local government 	<p>Financial empowerment at block level to implement neighborhood level infrastructure</p> <ul style="list-style-type: none"> ➤ Drainage, solid waste management, education programs, etc. ➤ Social security/ interest free loans in times of crisis
Assistance in continuous upgrading and expansion of structures	
<p>Housing units expands with increase in family size and for purpose of renting further to supplement income</p>	<p>Financial and technical assistance</p> <ul style="list-style-type: none"> Loans for renovation/ building Flexible regulations at the policy level Design houses with expansion in mind

issues and ideas....



Issues	Ideas
Infrastructure at neighborhood level	
<p>Insufficient measures for drainage and flood control</p>	<ul style="list-style-type: none"> •Strong project monitoring measures to ensure compliance to proposed plans •Clear delineation of roles and responsibilities of parastatal agencies •Better measures of addressing of public grievances
Environmental sustainability and adaptability	
<p>Impermeable concrete paving adds to flooding problem</p>	<p>Use of building materials that complement the environment</p>
Original residents move back to squatters?	
<p>Original residents might be moved out due to increase in property values</p>	<p>G.K. Model: Minimum number of years to reside in neighborhood</p>

issues and ideas....



Issues	Ideas
Inability of certain families to pay	
<ul style="list-style-type: none"> •Heterogeneity of income level of population •NHA's effort in flexible payment plans commendable 	<ul style="list-style-type: none"> •Greater use of cross-subsidization (high income residential, commercial, industrial uses) •CSR – Corporation adopt housing clusters for upgrading
Community level spaces vs. marketability?	
<p style="text-align: center;">Kapitbahayan/ Dagat-dagatan</p> <p>Planned community spaces</p> <ul style="list-style-type: none"> •Courtyards reinforce sense of community •Means of extending household activities outside the unit <p>Supplements spaces in small plot sizes</p>	<p style="text-align: center;">Tondo</p> <ul style="list-style-type: none"> •Fewer designed courtpayrds •Mimics city level development, automobile friendly <p>Potential for high 'use values' that can supplement income</p>

issues and ideas....



Issues	Ideas
Child friendly neighborhoods	
<ul style="list-style-type: none"> *Lack of adequate play spaces for children *Many children play in street far away from supervision 	<ul style="list-style-type: none"> *Provide spaces for children to play in that will allow parents to watch them * Uses such as soccer goals, basketball court, removable jungle gym
Liability and incentives	
<ul style="list-style-type: none"> * Several families dump trash and park cars in courtyards creating a deteriorating environment *Community has no incentive to keep their communal spaces clean and vibrant 	<ul style="list-style-type: none"> *Liability in the form of fine, or forced car removal *Community clean-up days *Community be rewarded for beautifying communal spaces with fruit and vegetable seeds, paint, money for further beautification