A building group in Nuevo Pachacútec, Ventanilla, Peru
INTRODUCTION

The Toolkit, is meant as an instrument providing Tools, to be used by local actors, who support households with low incomes on house building, home improvement, and the upgrading of their public spaces and services.

“HELP THE PEOPLE TO HELP THEMSELVES”

Actions can be poor neighborhoods, informal cities, such as favelas in Brazil, slums in India, or in formal settlements where self-help incremental housing is accepted and aided.
Local actors on housing

- Local government, various departments
- Housing corporations
- NGOs with housing programs
- Charity organisations
- Land developers
- Building contractors
- Water board
- Electricity company
Worldwide, at least 50% of all households are/were busy with self-construction of their house incrementally. Part of Medellin is an informal city.
Toolkit: Modules and Tools

Assistance and cooperation in neighborhood-upgrading

context analysis

participatory planning

settlement

facilities and services
land
tenure
building materials
labor and skills
housing finance

Assisted self-help housing; also: ‘incremental housing’
Self-managed housing in Medellin, Colombia
Self-managed housing, a phenomenon in Sri Lanka
Incidence of self-help incremental housing housing:

- Nicaragua, Malawi, Indonesia: 90% of all houses.
- Mexico: 50% of all houses
- All other countries between 50% and 90% depending on economic development and state housing policies
- China is a different story.
Central statement:

The people (can) do a lot ....

So: work with the people!
In all possible ways.
(= social sustainability)
Support self-builders, households and cooperatives with advice on sustainability issues (e.g.):

1. Tackle the lack of drinking water and power.
2. Urban planning and sustainable urban design.
3. Land for housing programs, or trust funds.
4. Involve the people in execution of works and maintenance of public spaces and services.
5. Help households making safe constructions.
6. Sustainable (local) building materials.
CONTEXT ANALYSES

- Stakeholder mapping (analyses)
- Socio-economic quick scan
- Participatory mapping
Participatory planning

- Needs of people? Priorities?
- Involve people in urban planning and neighborhood upgrading
- Community Contracting
- Monitoring and evaluation
- Urban Resource centers

(taken SPARC, India)
Facilities and services

- Provision of water
- Social services
- Sanitation
- Solid waste
- Roads and drainage
Land

- Land development
  - participative
  - purchase
  - accessible
  - plots

- Land banking
  - pooling
  - sharing
Tenure

- Housing tenure
- Social tenure
- Domain model
Building materials

- Timber and bamboo
- Bricks, blocks, elements
- Roofing
- Building materials bank
Bamboo as construction material
Compressed Earth Blocks (CEB)

Sun dried mud bricks

Interlocking Stabilized Soil Block (ISSB)

Small Labatory needed
Labor and skills

- Self-help groups
- Housing cooperatives
- Improving skills and knowledge
- Technical assistance forms
Housing finance

- Micro housing finance
- Informal housing finance
- Alternative forms of housing finance
Final reflections on self-help incremental housing:

- Initial self-help housing can be very modest.
- Some households are successful, others not.
- Working in a group, under professional guidance is the best.
- Social housing projects are not always better solutions, or more affordable.
Initial Self-help Housing, Piura, Perú
Self-managed housing, new forms: starter dwellings, among other things by ‘Elemental’; and floors.
CCI, Dar-es-Salaam
Chamazi and Dodoma Areas
Community development

Chamazi housing scheme

Community in Toilet building

Miyuji Community Based Housing Scheme - Dodoma
LARGE-SCALE versus SELF-MANAGED SOLUTIONS
(Kenya: Nairobi, Kibera-area)
Questions for further research and attendance

• Working with the people is necessary in order to solve the incremental housing shortage.
• Working with the people means that local actors such as municipal organizations must work differently in the future, which implies a paradigm shift.
• Incremental housing can help solving the housing shortages, but not every household is able to do it.
• What is the role of the formal sector in housing, is it complementary or competitive?
Jan Bredenoord
Paul van Lindert
Peer Smets

Studio ID
and
Housing Research Group.

Thank you