ROAD FROM MANILLA – LEARNING FROM COMMUNITIES
FAMILIES IN TRANSITION – COMMUNITIES IN TRANSFORMATION

*KAPIT BAHAYAN
Etiquio's Family

*DAGAT DAGATAN
Virginia’s Family
Loelyn’s Family

*TONDO
Nenia’s Family
Annalyn’s Family

MIT / HARVARD
POULOMI CHAKRABARTI
IFEOMA N. EBO
JAN SCHULTHEISS

UST
VINCENT CABOCHAN
VIRLIN ALCANTARA
MACI VALMORES

A SIGUS-MIT Activity
KAPITBAHAYAN – Eutiquio’s Family

Husband: Public Relations Officer for Kapit Bahay Chairperson
Wife: Business owner, Salon
3 children, 2 grandchildren
3 tenant families
## KAPITBAHAYAN – Eutiquio’s Family

### Family History

<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1977</td>
<td><em>Family moves in</em>&lt;br&gt; <em>Husband has a minimum wage job</em>&lt;br&gt; <em>Award = P 10,000</em>&lt;br&gt; <em>House = P 40,000</em></td>
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<tr>
<td>1980</td>
<td><em>Wife begins working to supplement income</em>&lt;br&gt; <em>Award is paid</em></td>
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<tr>
<td>1992</td>
<td><em>Husband loses job</em>&lt;br&gt; <em>No payments are made for land titles</em></td>
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### Flooding begins.....
1992
* Disabled while driving Pedi cab
* 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.....
KAPITBAHAYAN – Eutiquio’s Family

uncertainty....

2002
*Ultimatum for payment
*P 3000/ month + increasing interest
*Present value: P200,000

2004
*Unemployed
*Unstable income from sons
*Rental: P4000/ month

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

Flooding worsens.....
KAPITBAHAYAN – Eutiquio’s Family

STAGE I **Ideal Home**

STAGE II **Paradise Lost**

STAGE III **Uncertainty**

**Family level concerns**
Inability to make NHA payment, esp. in times of crisis

**Neighborhood level concerns**
Drainage (floods) and sanitation
DAGAT DAGATAN I – Virginia’s Family

Widow; unemployed; volunteer community leader
Member ZOTO KPML
Non-owner
3 adults, 1 child
DAGAT DAGATAN I – Virginia’s 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

GROUND FLOOR

FAMILY HISTORY  STAGE I  STAGE II  MATRIX  ISSUES  IDEAS
1996

**FAMILY HISTORY**

1982
* Mother passes away
* Financial constraints
* Sells half of the house

**PRESENT**
* Financial constraints prevent them from buying the house

DAGAT DAGATAN I – Virginia’s Family

**inheriance**
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 oversees employment

DAGAT DAGATAN I – Virginia’s Family

eviction?

......2013......
Inability to make NHA payments or pay for utilities

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
DAGAT DAGATAN II – Lovelyn’s Family

**incremental success**

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**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
2006
*Ultimatum for payment
*Confident to pay
*Cost of land P 50,000
*Family grows

2007
Possible future
Plans to rent out rooms once children move out

IDEAS ISSUES MATRIX STAGE II STAGE I FAMILY HISTORY
DAGAT DAGATAN II – Lovelyn’s Family

**STAGE I Incremental Success**

- **Stable family income to make payments**

**STAGE II Hopeful Future**

- **Family level concerns**

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- **# of family members**
- **# of rooms**
TONDO I – Nenia’s Family

Saleswoman
Husband: Construction worker
5 adults, 5 children
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
2006

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
TONDO I – Nenia’s Family

**Family level concerns**
- Expand house for additional income
- Rely on remittances to gradually expand house

**Neighborhood level concerns**
- Unreliable water supply

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**STAGE I Period of Struggle**
- Family History
  - # of family members: 1
  - # of rooms: 1

**STAGE II Hopeful Future**
- # of family members: 15
  - # of rooms: 10

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**Matrix**
- Stage III
- Issues
- Ideas
TONDO II – Annalyn’s Family

Housewife, assists family business
Husband: Meat supplier
2 adults, 3 children
3 adult servants
### TONDO II – Annalyn’s Family

#### squatter to housing

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| 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**

- Annalyn
- Parents
- Grandparents
- Siblings

**FAMILY HISTORY**
1997
*Turn into restaurant/bakery
*Rent upper floor

2000
Saved rent from 4 properties in Tondo

2005
*Started constructing 3 storey house
TONDO II – Annalyn’s Family

2005

FAMILY

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

2005

SERVANTS

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

**Family level concerns**

- Increase rental revenue to finance real estate expansion

**Neighborhood level concerns**

- Hope for improved neighborhood amenities

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<td><strong>Squatter of Housing</strong></td>
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<tr>
<td><strong>Housing to Business</strong></td>
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<td><strong>STAGE III</strong></td>
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<tr>
<td><strong>Business to mansion</strong></td>
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### Issues and Ideas

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<td><strong>Empowerment of communities</strong></td>
<td>Financial empowerment at block level to implement neighborhood level infrastructure</td>
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| • Strong sense of community  
  - Use of public spaces  
  - Strong family ties help reduce housing demand | ➢ Drainage, solid waste management, education programs, etc.  
 ➢ Social security/ interest free loans in times of crisis |
| • Political empowerment  
  - High level of public participation  
  - Voluntary public offices  
  - Active local government | |

**Assistance in continuous upgrading and expansion of structures**

| Housing units expands with increase in family size and for purpose of renting further to supplement income | Financial and technical assistance  
 Loans for renovation/ building  
 Flexible regulations at the policy level  
 Design houses with expansion in mind |
### Issues and ideas....

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| **Infrastructure at neighborhood level**                               | • 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                  |
| Insufficient measures for drainage and flood control                    | Use of building materials that complement the environment             |
| **Environmental sustainability and adaptability**                       |                                                                      |
| Impermeable concrete paving adds to flooding problem                    |                                                                      |
| **Original residents move back to squatters?**                          |                                                                      |
| Original residents might be moved out due to increase in property values| G.K. Model: Minimum number of years to reside in neighborhood          |
### Issues and Ideas

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| **Inability of certain families to pay**                              | • Greater use of cross-subsidization (high income residential, commercial, industrial uses)  
                                                                            • CSR – Corporation adopt housing clusters for upgrading |
| • Heterogeneity of income level of population                         |                                                                                      |
| • NHA’s effort in flexible payment plans commendable                  |                                                                                      |
| **Community level spaces vs. marketability?**                        |                                                                                      |
| **Kapitbahayan/Dagat-dagatan**                                       | **Tondo**                                                                            |
| Planned community spaces                                             | • Fewer designed courtyards                                                           |
| • Courtyards reinforce sense of community                            | • Mimics city level development, automobile friendly                                   |
| • Means of extending household activities outside the unit            |                                                                                      |
| Supplements spaces in small plot sizes                               | Potential for high ‘use values’ that can supplement income                           |
**issues and ideas....**

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<td><strong>Child friendly neighborhoods</strong></td>
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<td><em>Lack of adequate play spaces for children</em></td>
<td><em>Provide spaces for children to play in that will allow parents to watch them</em></td>
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<td><em>Many children play in street far away from supervision</em></td>
<td><em>Uses such as soccer goals, basketball court, removable jungle gym</em></td>
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<td><strong>Liability and incentives</strong></td>
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<td><em>Several families dump trash and park cars in courtyards creating a deteriorating environment</em></td>
<td><em>Liability in the form of fine, or forced car removal</em></td>
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<td><em>Community has no incentive to keep their communal spaces clean and vibrant</em></td>
<td><em>Community clean-up days</em></td>
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<td></td>
<td><em>Community be rewarded for beautifying communal spaces with fruit and vegetable seeds, paint, money for further beautification</em></td>
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