



Brief history of ACHR, CDF and the urban poor negotiation for land and housing in Cambodia

Presentation for

6th International Summer School 2014

**“Comprehensive Land Policy -
Fundament for Sustainable Urban and Rural Development”**

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- Attempt to help understand from the perspective of the poor through the history of ACHR, CDF and poor communities access housing, land and secure tenure
- ACHR and development paths for the poor
- Scale - needs partnership and participation
- Early days in Phnom Penh 1993 -1998
 - Relocations and On-site upgrading options
- Types of Land Acquisition for the poor.
- ACCA and city-wide upgrading
- Options forward



**Asian
Coalition
for Housing
Rights**

**A regional network of grassroots community organisations,
NGO's and professionals actively involved with urban poor
development processes in Asian cities**

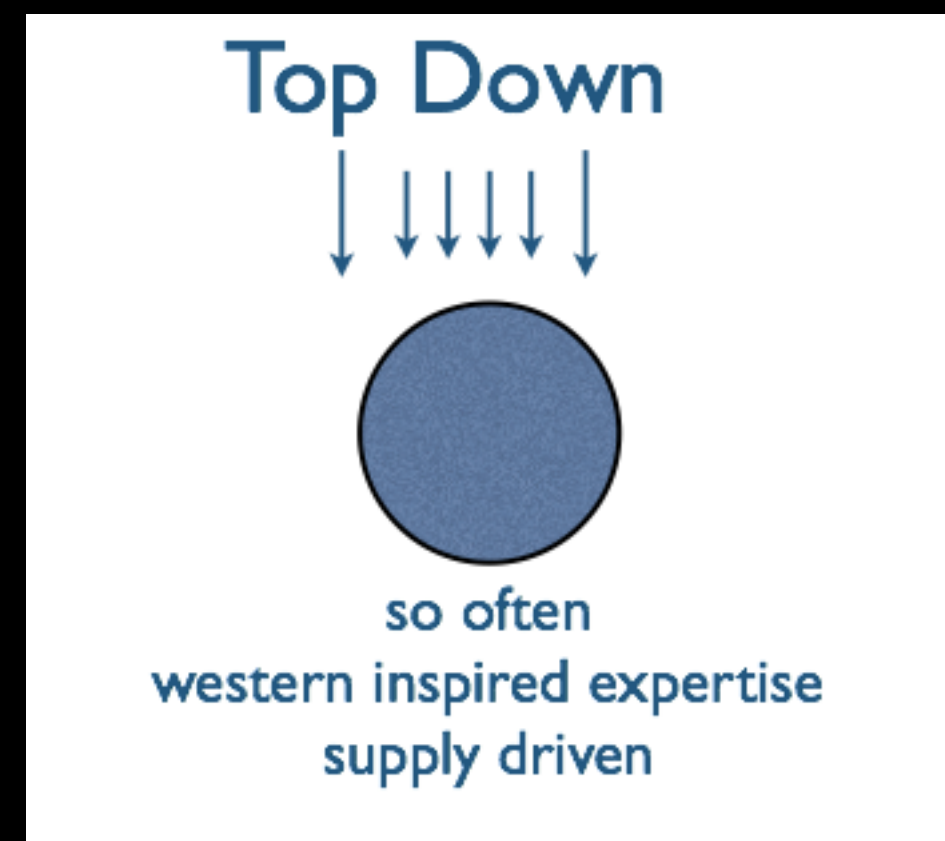
ACHR Hubs

Asia





Development Paths for the Urban Poor



Some problems

from the existing top-down approach

- Formal housing arrangement does not match with informal system
- More demand than supply
- Governments lacks knowledge about the poor
- Cities have little responsibility or capacity
- No land for housing the poor, and it's too expensive

Some problems

from the existing top-down approach

- Centralised government with no appropriate policy
- The poor cannot afford to pay back loans
- Resettlements are too far away
- Issues of Rights, Evictions, rural migration
- Etc.

..... the poor play no role

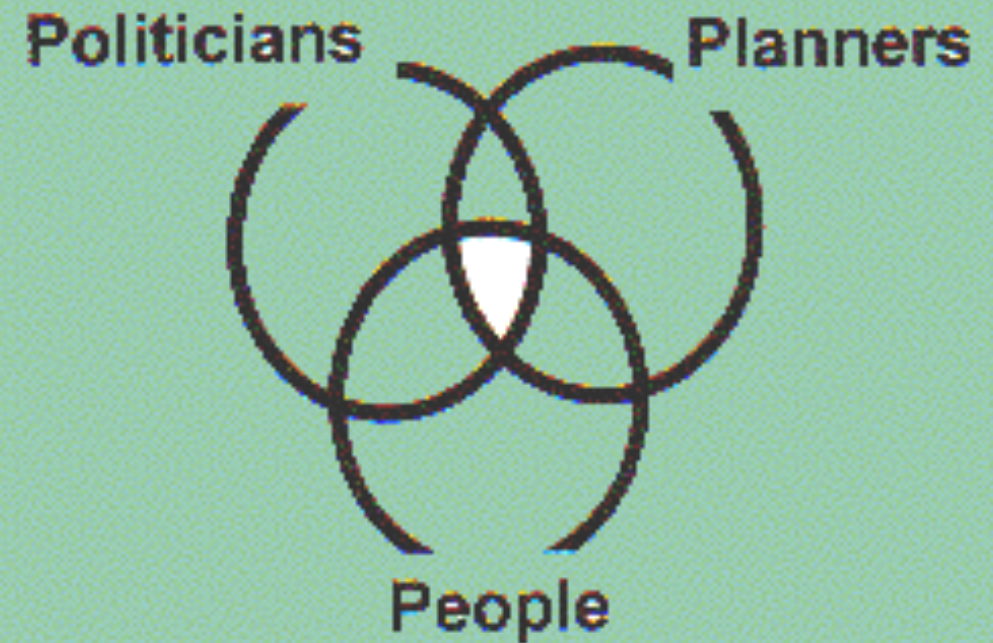
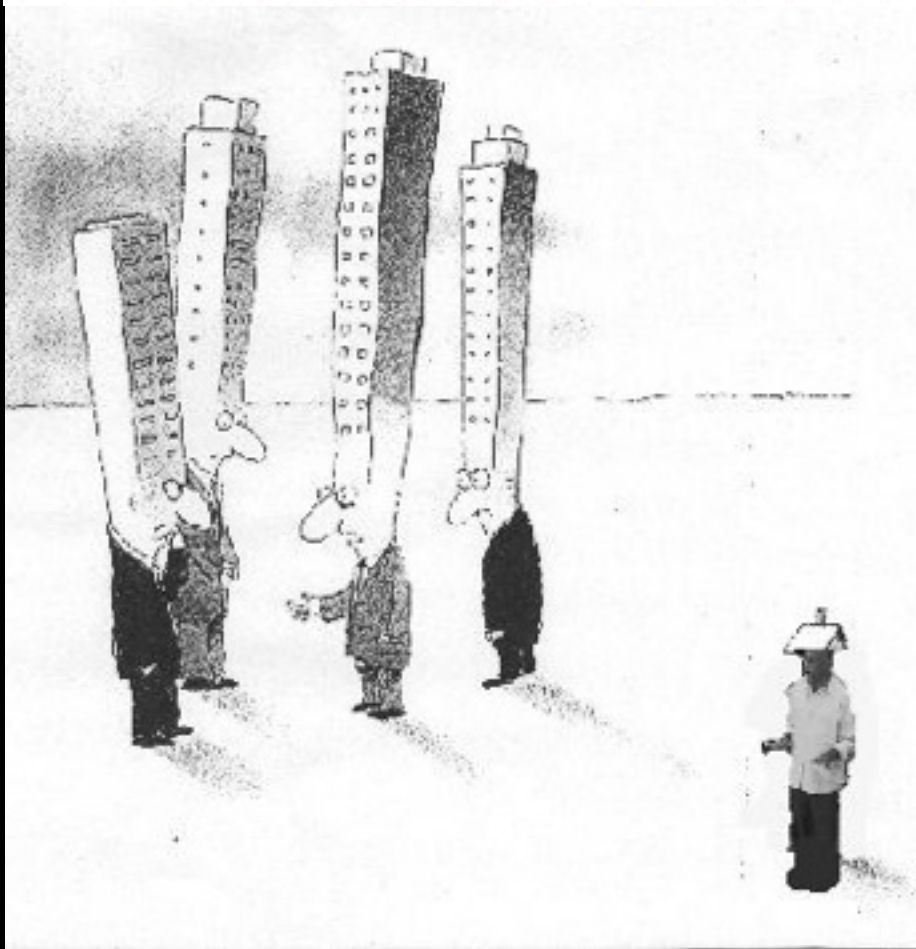
The needs and challenges to work at scale, city-wide not the project by project approach

- **Active demand-driven:** Support urban poor communities to be the main actors and owners'
- **City-wide :** make change at the real scale of the problems covering all poor communities in the city. Decentralise the work to communities and cities to work as partners in city joint development process.
- **New Supportive finance system:** new active community finance and a City Development Fund
- **Integrated Holistic Approach:** Develop secure housing with integrated approach ; better social, economic, democratic, and healthy community

Development Paths for the Urban Poor

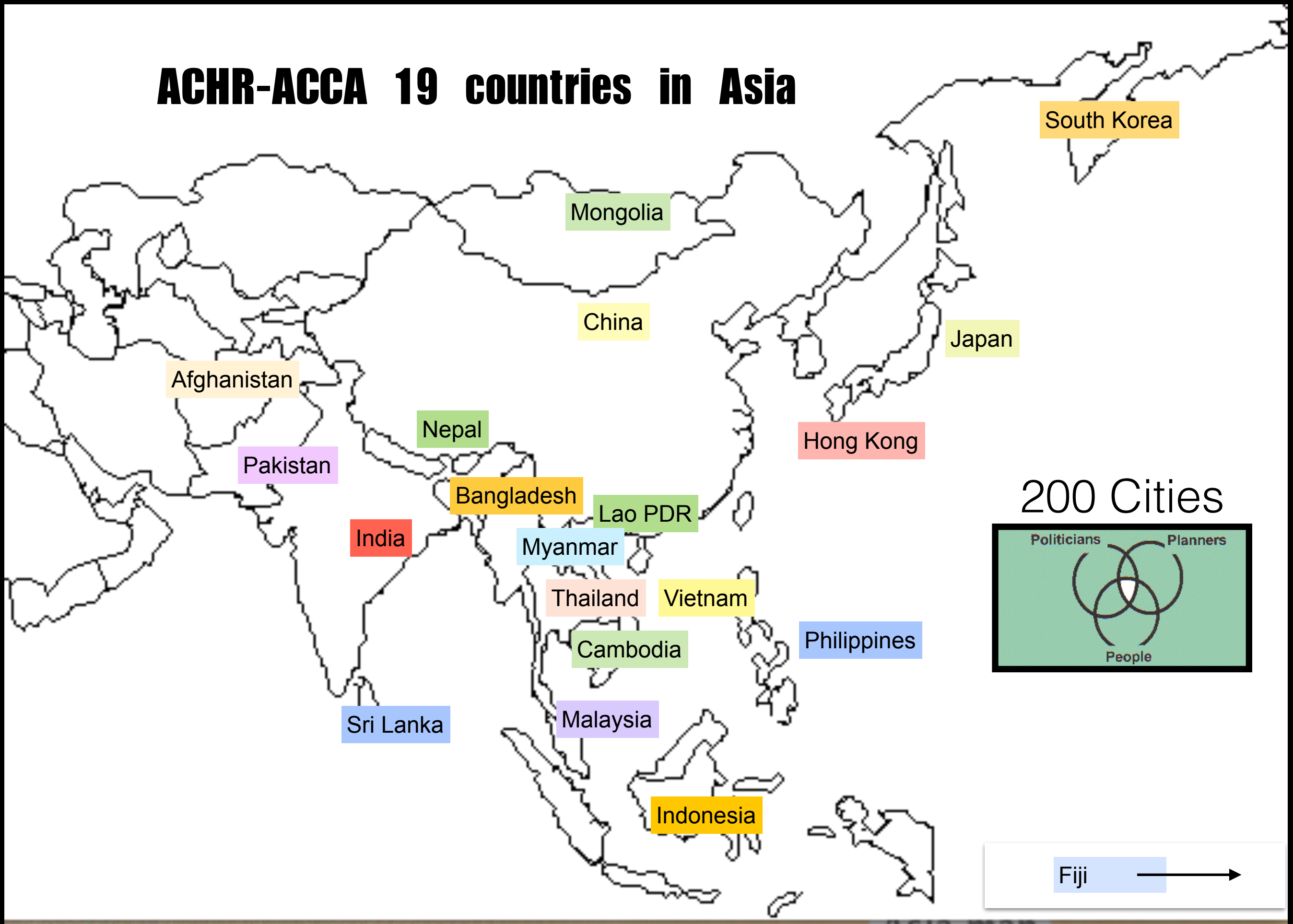


The present City Planning process

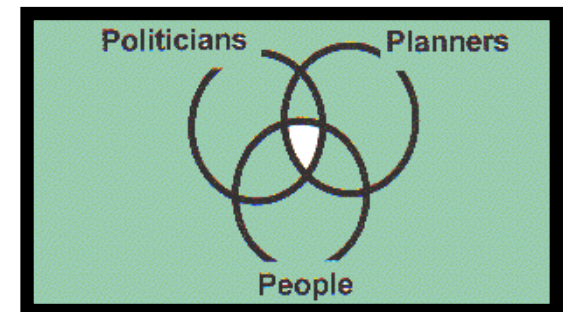


The need is to **CREATE, NURTURE** and then **INSTITUTIONALISE** this common space

ACHR-ACCA 19 countries in Asia



200 Cities



Fiji



Brief history of ACHR, CDF and the urban poor negotiation for land and housing in Cambodia

1992 - 2014

Video

ACHR and the Urban Poor in Phnom Penh

The Early Days

Script of the Videofor reading later

6 years in Phnom Penh 1993 -1999

In 1993 ACHR took an exploratory visit to Cambodia.

In Phnom Penh we found a marked lack of community based organisation as existed in most other Asian cities.

International NGO's advised that the recent tragic history has stifled the Khmer sense of trust, and co-operation amongst locals.

ACHR's efforts to influence local organising began with community surveys and savings and credit in 1994.

Local surveys by the people themselves (with direction from others) helps to catalyse community groups giving them knowledge and hope about their land and housing.

During this early phase experienced urban poor supporters held discussions with locals :

From INDONESIA : Prof Johan Silas; from India Jockin Amputhan - President of SDI); Somsook Boonyabancha from Thailand; others from Philippines and Japan .

The survey results attempted to engage government at workshops in PP, but did not have much impact;

So by 1995 we continued to strengthen communities through savings and credit activities

These are Young Professionals surveying Bassac, the PP's largest slum.

ACHR realised the need for local technical import in planning and design so organised the first Young Professionals school for local students at The Royal University of Architecture

But the "force evictions" continued as land pressures on the city grew

By 1996 our strategy was to hold a HOUSING EXHIBITION we invited the (then) 2 governments explaining that thru our savings we could build our own housingwe needed help with LAND.

This Housing Exhibition finally did catalyse new LINKS with government who were impressed with the savings and the ideas behind the exhibition.

Community groups continued to save and lend for income generation activities ... " **As we collect savers we collect people**" they said

By 1997 ACHR was organising exchange visits between teams of NGO, community and Govt to see good practices throughout Asia. One such visit was teams from Thailand, Nepal, Sri Lanka, Indonesia and Cambodia to visit successful slum dweller achievements in India.

Upon returning from India and Thailand, Khan Chief Laurie met with squatters from SUPF and gave them land to build houses.

UNCHS provided the infrastructure.

ACHR and local SUPF (Network of urban poor groups) joined the Municipality to form the UPDF Urban Poor Development Fund - to give Housing Loans to the savings groups who were going to move from a roadside.

Affordable Housing design workshops followed

By 1999 120 families were settled at Apiwat Meanchaey in PP's first people negotiated relocation

The Process of strengthening peoples' participation

Surveys

Savings Groups

Federate / Network the savings groups

Link savings to Housing and other issues

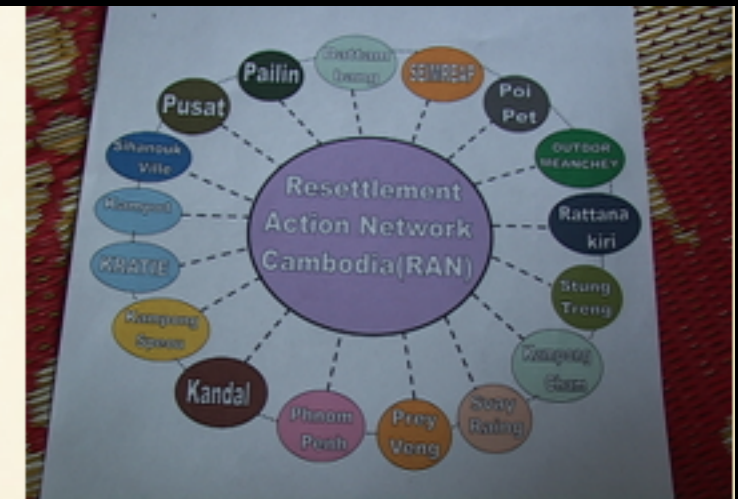
Learn from each other through *Horizontal Exchanges*

Create Community Development Fund

Link with others

Engage government when strong enough

Learn by doing - concrete actions



Strategies that work for the Poor

Surveys Savings Community Exchanges

Networks -City / National / Regional CDF's

Horizontal Learning Learning by Doing Women

Linking with others Engaging governments

Partnerships Holistic Community Development

Structural Change Community Welfare

Feasible Alternatives to Eviction People Centred

City-wide Up-grading Breaking the Vertical

Unleashing the skills Mapping Flexible Finance

Relocation sites around PhnomPenh

2007 - 41 sites



Legend

● Relocation Site

- 01- Samrong Meanchey
- 02- Cheoun Leoun
- 03- Kork Kleng Thmei
- 04- Aphitwat Meanchey
- 05- Toul Sambo Chas
- 06- Kork Kleng 1
- 07- Kork Kleng 2
- 08- Kork Kleng 3/KKKHRDA
- 09- Toul Rokakoh
- 10- Samaki 1,2,3

Total Relocation Sites: 41

- 11- Samaki 4
- 12- Samaki 5
- 13- Aphitwat Kobsrov
- 14- Tropeang Reang Thmei
- 15- Sensok or Anlong Kngan
- 16- Lor Kambor
- 17- Samaki 6 or Phum Veal
- 18- Anlong Kong Thmei
- 19- Kraing Angkrong 1
- 20- Tnaut Chrum 3

- 21- Tnaut Chrum 4
- 22- Kork Banchorn
- 23- Kraing Angkrong 2
- 24- Prey Sala
- 25- Tnaut Chrum 5 or Prek Toal
- 26- Svay Chek
- 27- Pon Leou Pich or Krobao 1
- 28- Koh Pich or Krobao 2
- 29- Prey Lougor, Sampi
- 30- Trach Thom 1

Families Relocated: 15,831

- 31- Aphitwat Thmei 1 or Khmer Leou
- 32- Aphitwat Thmei 1,2 or Kork Roka
- 33- Toul Sambo Thmei
- 34- Mlob Pour
- 35- Prey Moul
- 36- Chambok Thom
- 37- Trach Thom 2
- 38- Tropeang Krosaing
- 39- Phum Andong or Chambok Chab
- 40- Monivong A & B
- 41- Domnak Troyeng or Deikroham

Some Relocations were better than others Bloc Tanpaa



Land-sharing at Borie Kiela

Video Extract



Original 50 Sites 41 Relocation sites Data 2007

issues of **distance**, **jobs**,
health, **education**, tenure,
loan repayments,
who acquires a plot,
people selling, **renting**,
returning
back to PP



Phnom Penh Original Evictions Sites : 50 Sites

A- Tuol Kouk

- 01- Phlov 339
- 02- Rotes Phleung-B
- 03- Phlov 337
- 04- Phlov 291
- 05- Phlov 317
- 06- Phlov 506
- 07- Phlov 335
- 08- Phlov 202
- 09- Preyay Boeung Salang
- 10- Phum 14
- 11- Pet Lork Sang-AB
- 12- Phlov 230

B- Chamkar Mon

- 13- Ponleu Pich
- 14- Tomnup Teok
- 15- Dei Krahorm
- 16- Bouding Klri
- 17- Phlov 199
- 18- Deikroaong Kabor Tech
- 19- Damborn Bassac
- 20- Lou Teok Saoy Toul Sleng
- 21- Wat Pror Yu Vong
- 22- Po Gnes Huk
- 23- Toul Sleng
- 24- Phlov 271-A
- 25- Phlov 271-B
- 26- Kapal NAGA
- 27- CD Kbal Thnol
- 28- Bondus Vichea
- 29- Bouding Sor
- 30- Kbal Tomnup
- 31- Kos Pich

C- Doun Penh

- 32- Monivong A-B
- 33- Block Tanpa
- 34- Rotes Phleung A
- 35- CDC (Riverside)
- 36- 102 Street
- 37- Snaka Police
Chet Prey Sani Krong

D- Mean Chey

- 38- Kos Nerea
- 39- Khang Cheoung
Spean Monivong
- 40- Stani Boumteok Sruy
Tnaut Chrum
- 41- Tilean Chak Samrame
- 42- Khang Thong
Spean Monivong

E- Ruessei Kaev

- 43- Chroy Chang Va
- 44- Tomnup Koh Srov
- 45- Samrong Mean Chey
- 46- Phlov 1986

F- 7 Meak Kak Ra

- 47- Juliana Hotel

G- Dang Kor

- 48- Suon Thmei
- 49- Macheck Mondol Vek Vourn
Kampuchea-Korea
- 50- Dei Theng Seng
- 51- Tomnup Koh Srov

Phnom Penh Relocation Sites : 41 Sites and 15,831 Families

A- Ruessei Kaev

- 01- Samrong Meanchey
- 02- Cheoun Leoun
- 03- Kork Kleng Thmei
- 06- Kork Kleng 1
- 07- Kork Kleng 2
- 08- Kork Kleng 3/KKKHRDA
- 14- Tropeang Reang Thmei
- 15- Sensok
- 16- Lor Kambor

B- Mean Chey

- 04- Aphiwat Meanchey
- 20- Tnaut Chrum 3
- 21- Tnaut Chrum 4
- 25- Tnaut Chrum 5

C- Dang Kor

- 05- Toul Sambo Chas
- 09- Toul Rokakos
- 10- Samaki 1,2,3
- 11- Samaki 4
- 12- Samaki 5
- 13- Aphiwat Kohsrov
- 17- Samaki 6
- 18- Anlong Kong Thmei
- 19- Krsing Angkrong 1
- 22- Kork Blanchorn
- 23- Krsing Angkrong 2
- 24- Prey Sala
- 26- Svay Chek
- 29- Prey Lo Ngo
- 30- Trach Thom 1
- 31- Aphiwat Thmei 1,2
- 32- Aphiwat Thmei 3

- 33- Toul Sambo Thmei
- 34- Mlob Pour
- 35- Prey Moul
- 36- Chambok Thom
- 37- Trach Thom 2
- 38- Tropeang Krsaling
- 39- Phum Andong
- 41- Dei Krahorm/
Dumnak Treyong

D-Kandal Province

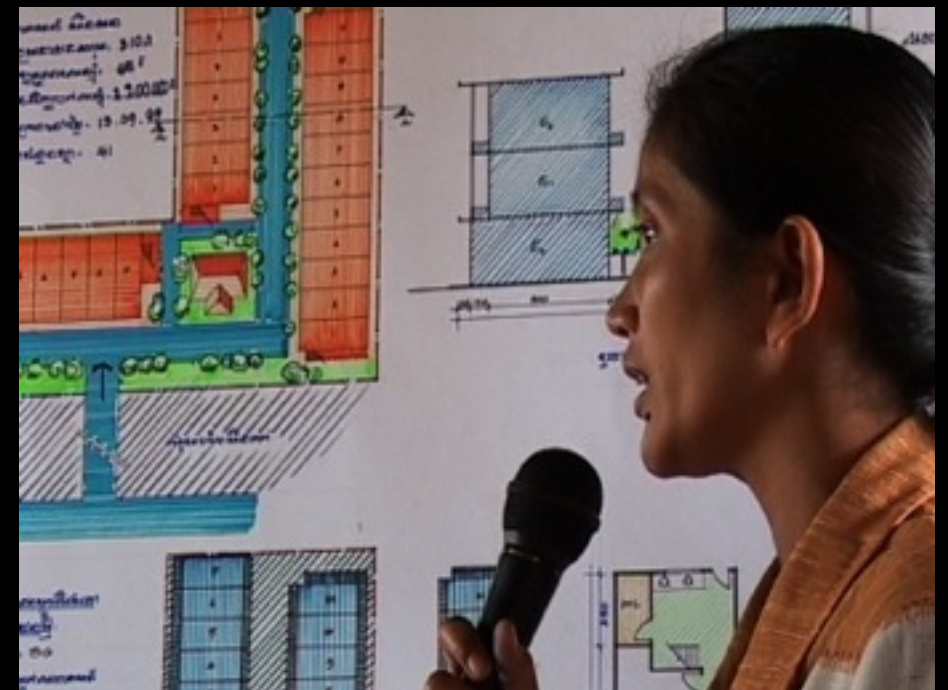
- 27- Ponleu Pich/Krohao 1
- 28- Kos Pich/Krohao 2
- 30- Trach Thom 1
- 40- Monivong A-B Sre Ampil

Strategy to get support for ON-SITE upgrading to reduce need for so many relocations

Video Extract

Upgrading by People

Ros Reay





**Community
Upgrading became
government policy**

UPF 10th Year Anniversary

**" We will
UPGRADE
100
Settlements
in 1 Year "**



UPDF

News about some of the recent activities of the Urban Poor Development Fund in Cambodia • May 2006



In the past ten years, the GDP has shown that even with a very modest, very simple institutional support, change is possible. This is only possible because the GDP's first five themes gave straight to the people, to support whatever initiatives they had or needed and because it kept the minimum strength and scale that is already there in Cambodia's poor communities and modest people like the "strong".

**Still the only
finance that
goes straight to
poor people . . .**

The UPGF's capital is only about US\$1.8 million, which is small peanuts compared to the scale of multilateral and bilateral aid being poured into Cambodia's development. But every penny of that goes straight into communities, where its small loans and grants have greased the wheels of negotiation, spurred on collaborations, drawn out resourcefulness, and created options for poor people where there were none before.

One way of looking at the UPDF is as a tool to "test forward" the community-driven development process in Cambodia by injecting larger, external capital into the small informal capital communities are already building up in their community savings groups. This enables these savings groups to expand, scale up and speed up their initiatives in livelihood, housing, settlement upgrading and welfare.

As poor people in Phoenix Park have increasingly seen the UDF as being something that is *not* able to take them, that belongs to them and that supports what they are doing, the fund has strengthened their hand in negotiations with the state for land, the services and for access to other resources, as it has strengthened their capacity to manage their own development projects. In these terms, the UDF is a *very* positive force. It has helped poor people in poor areas in Cambodia to find a new strength in their collective will, to discover, to come up with new solutions to the problems they face in cooperation with the government and to begin to support those solutions. And it has shown that with a little guidance, it is possible for the poor to take on the state itself.



UPDF is ten years old :

The Urban Peace Development Fund (UPDF) was set up in March, 1998, as a joint venture of Phoenix Park's network of community savings groups, the Municipality of Phoenix Park and the Renter Coalition for Housing Rights. The aim was to create a revolving fund to provide small loans to poor communities for their housing and income generation initiatives, through their savings groups, and to use the fund to fund other efforts in improving and developing the city. The UPDF is governed by a "rotated" board which includes a majority of community leaders, with representatives from the Municipality, ACHS, WCHA and other donor agencies and managed by a small staff, with an office in downtown and an outreach facility in a peripheral area.

The UNCTD remains the only ongoing expert system for the urban poor in Phoenix Park, and it is also playing the role of "big man" in poor communities' networks and gets off development funds in a growing number of projects that assist the community. The network makes loans and grants that UNCTD provides to poor communities, which has to be approved to get people in their living building activities, and through their collective savings to start carrying out other activities like garden-bed digging, seedling, income generation, community awareness and environmental improvement, whatever they decide is important. In this way, the land reform is a development process that flows from people.

[illegible]

Citywide upgrading in **11** Cambodian cities

How the urban poor in Cambodia are working in partnership with their cities to develop solutions to their problems of land and housing, with support from UPDF and the ACCA Program. **June 2010**



ACCA in Cambodia :

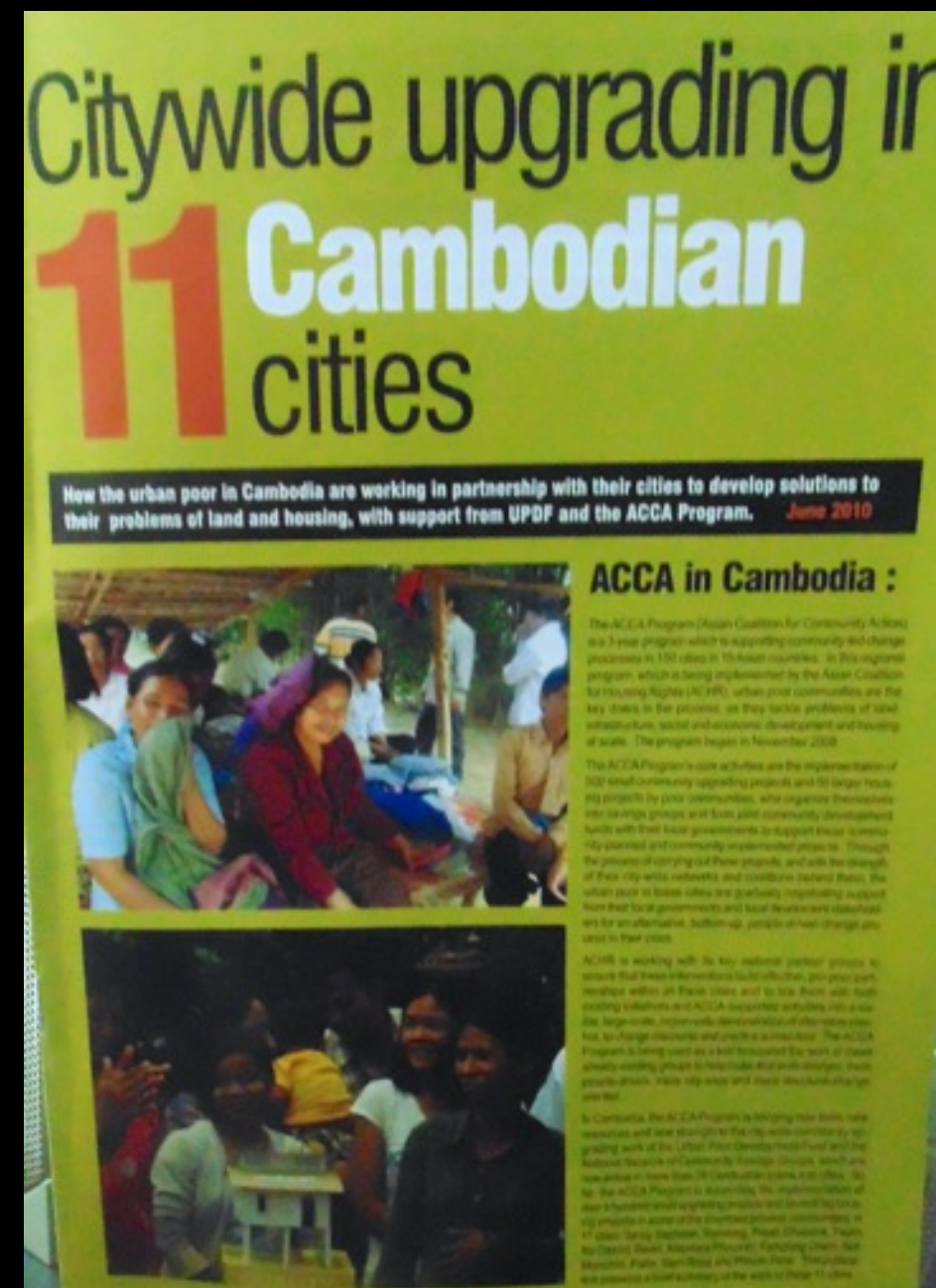
The A.C.C.A. Program (Asian Coalition for Community Action) is a 3-year program which is supporting community-led change processes in 150 cities in 15 Asian countries. In this ongoing program, which is being implemented by the Asian Coalition for Housing Rights (ACHR), urban poor communities and the key leaders in the process are being tackled problems of social infrastructure, social and economic development and housing of slums. The program began in November 2008.

[illegible]

ACCRA is working with its key national partner groups to ensure that these interventions build effective, pro-poor partnerships within all three cities and to link them with both existing initiatives and ACCRA-supported activities into a viable, large-scale, region-wide demonstration of alternative practices to change slums and growth as a consequence. The ACCRA Program is being used as a tool to empower the work of these already existing groups to help make that work dynamic, more people-driven, more objective and more structurally change-oriented.

SEREY SOPHOAN PALIN
 SAMRONG PREAH SINANOUK
 PEAM RO DISTRICT BAVET SIEM REAP
 KHEMARA PHOUMIN KAMPONG CHAM
 SEN MONOROM KHAN ROESSEI KEO

Examples of PROJECTS IN CAMBODIA





Sept 2011 Cambodia section from the ACCA YEAR 2 REPORT

A difficult country which keeps showing us new ideas and new ways Two Housing Policy breakthroughs. Good news on the assets front in Cambodia: ACCA big project funds have unlocked land, infrastructure and other contributions worth 12 times the original ACCA investment in

the first 6 projects now underway. ACCA Stats.

[Download](#)

PDF 2 pages. less than 1 mgb



NOVEMBER 2010 ASSESSING ACCA IN CAMBODIA

These notes were taken during the first assessment trip to visit ACCA projects being implemented by poor communities linked to the National Community Savings Network and the Urban Poor Development Fund (UPDF) in Cambodia.

PDF 142 Kbs

[Read More](#)

JUNE 2010 CITY-WIDE UPGRADING IN CAMBODIA

Special edition on ACCA in Cambodia Detailing projects in 11 cities in Cambodia. In Cambodia, the ACCA Program is bringing new tools, new resources and new strength to the city-wide community up- grading work of the Urban Poor Development Fund and the National Network of Community Savings Groups, which are now active in more than 26

Cambodian towns and cities.

[Download](#)

20 pages text and photos 3.4 Mgbts



DECEMBER 2009 12 PAGES FROM THE ACCA YEAR 1 REPORT

ACCA process and projects in 10 CITIES

Serey Sophoan • Samrong • Preah Sihanouk • Peam Ro District • Bavet • Khemara • Phouminh
• Kampong Cham • Pailin • Sen Monorom • Siem Reap

[Download](#)

2009 THE UPDF IN CAMBODIA: SUPPORTING LOCAL AND CITYWIDE DEVELOPMENT.

Academic paper from IIED's Journal of Environment and Urbanisation. Urban Poor Development Fund (UPDF)

Download from

www.achr.net



Countries



Cambodia



+ Country Library Cambodia

Themes and Variations to land, housing and secure tenure

- 1 Upgrading on the same land
examples at Prek Tapou, Nesarth 10, Ek Reingsey
- 2 Re-blocking on the same site: Examples Mitappheap, Samaki 1
- 3 Relocation that is managed by people at Thnout Chrum 5
- 4 Upgrading at government relocation sites eg Phum Andoung
- 5 Land Sharing eg Borie Keila

Small Projects



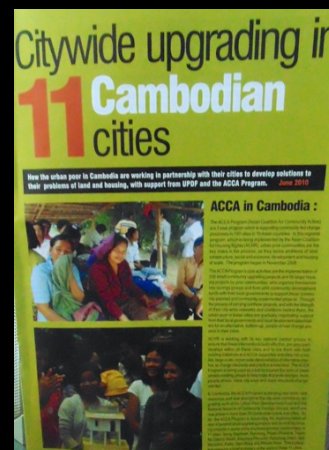
BEFORE: The Rothha Meancheay Community before upgrading, where people had to wade through raw sewage on their way home.



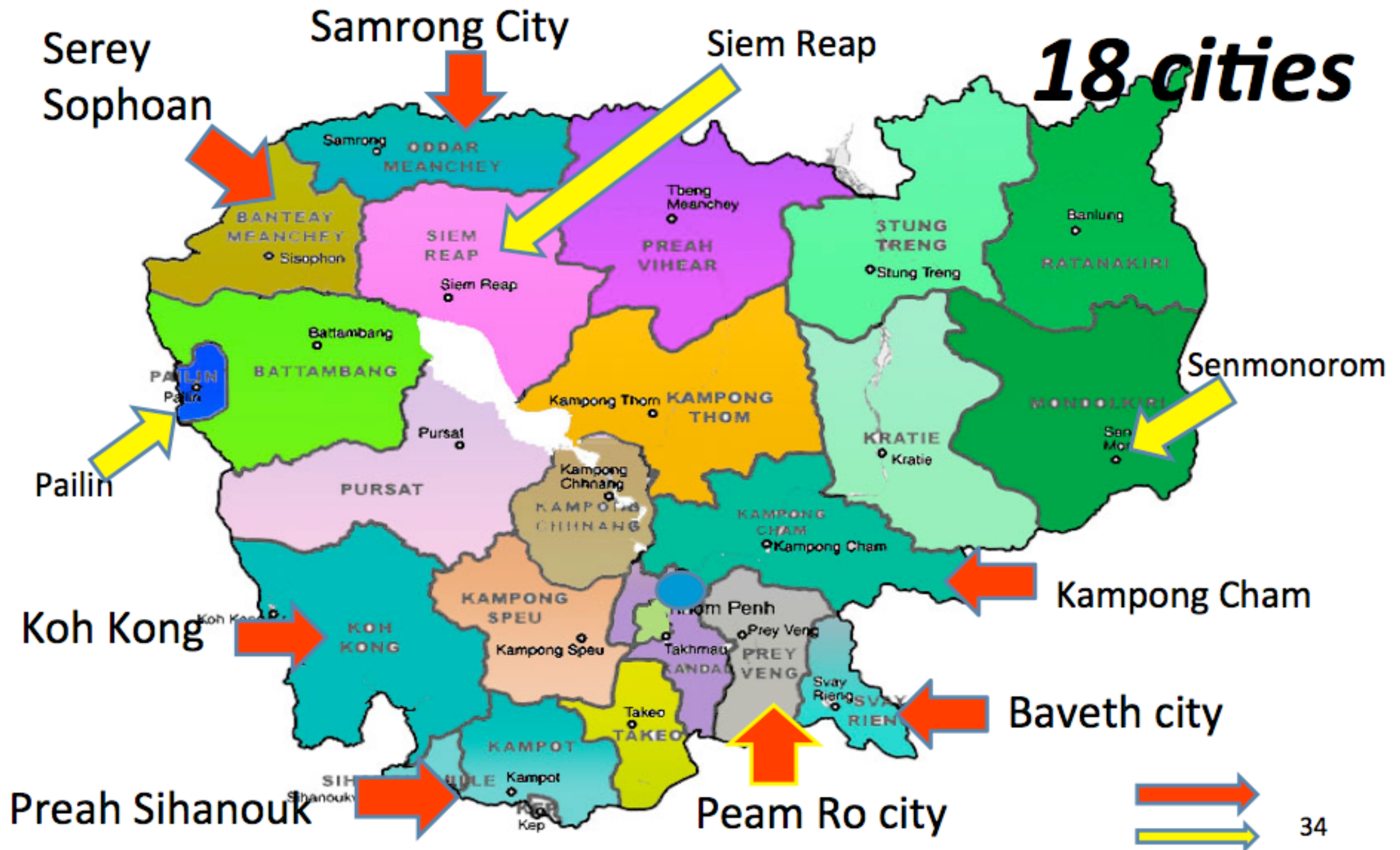
AFTER : And here's Rothha Meancheay Community after upgrading, where the concrete-paved and fully-drained road now doubles as a playground.

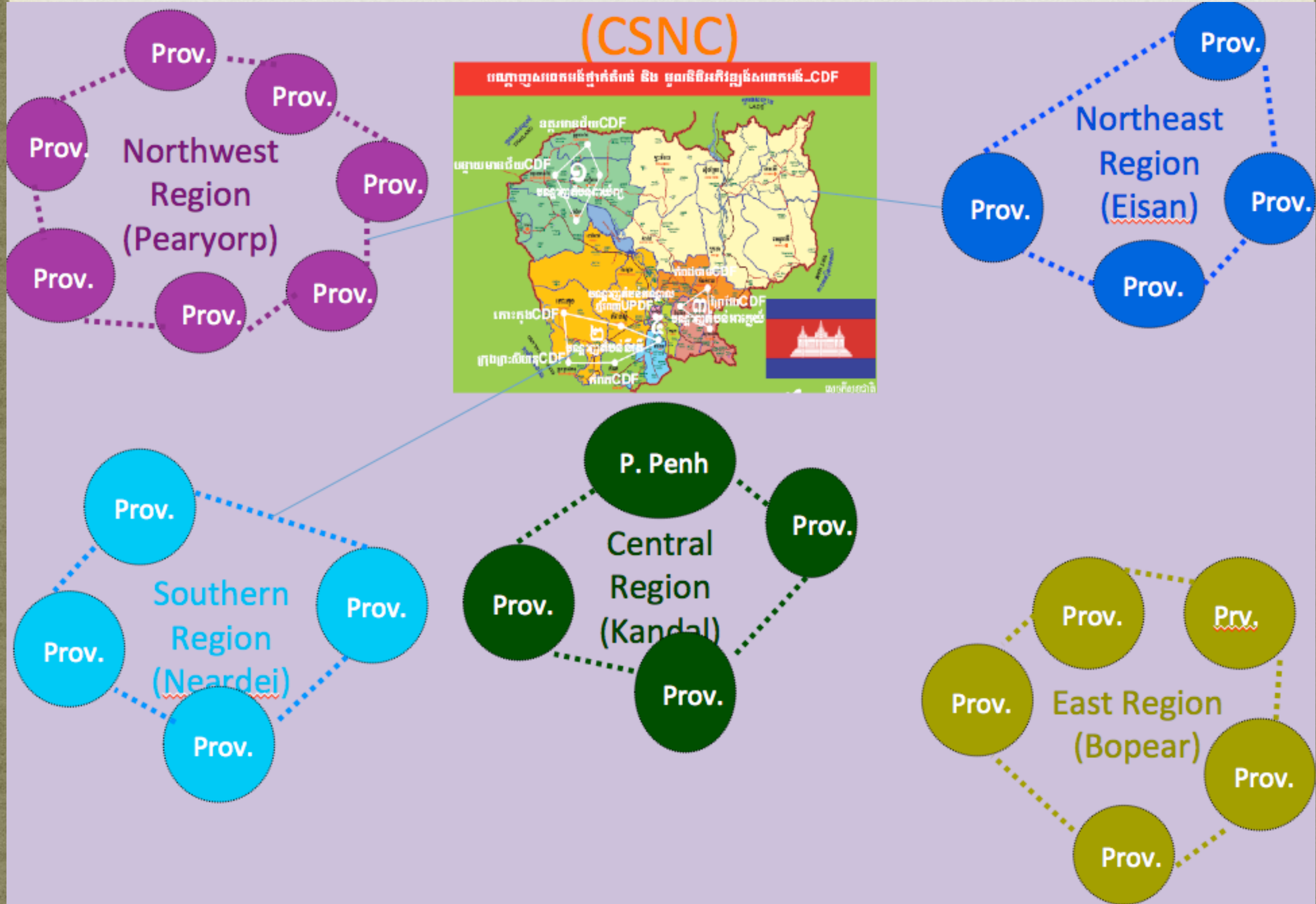


refer to Newsletter



Larger Housing Projects





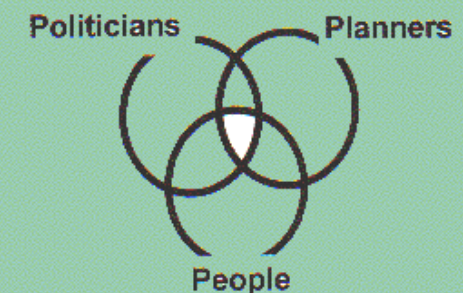
SAVINGS

20 Cities.
283 Savings groups; 9.738 Savings members; \$297,580 savings;

\$\$

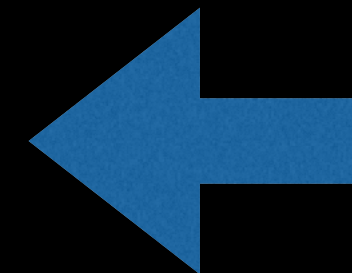
CDF CITY DEVELOPMENT FUNDS

15 City Funds TOTAL Capital in Funds = 566,591 US\$
Contributions: from ACCA = 410,000 from communities =
120,291 from government = 25,100
from other sources = 11,200



BIG PROJECTS

12 Projects
Number of households directly benefitting 630. Number of
households got secure land tenure 1953
Budget : from ACCA = 393,500 from community = 707,500 from
government = 7,933,465 from Others = 998,907
Total Budget 9,493,610



CITYWIDE SURVEYS / MAPPING

The Network has started citywide surveys and mapping in around 29 cities and towns throughout the country.

Networks and Mapping

2014: In Phase 2 of the ACCA program an additional 11 large projects and 174 smaller projects have been approved in 20 cities and towns .

- 1 Free Land with Collective Title eg SereySophoan, Cambodia
- 2 Free Land with Individual Title eg Mandue , Philippines
- 3 Long Term nominal and lease (collective) Vientiane Lao PDR
- 4 Long Term nominal land lease (individual) Rangsit Thailand
- 5 Free Land with long term user rights (individual) Bharatpur Nepal
- 6 People buy land at subsidised rate Baseco, Philippines
- 7 Government negotiates free private land Makassar Indonesia

Total government contribution to land value for ACCA housing project \$62,000,000

ACCA

Cambodia

Community Planning



ACCA

Cambodia



Before



Nearly Completed - After

**ACCA supported Housing
for Citywide upgrading
CDF-Khompong Cham**



The suggested way forward

To bring this knowledge to Cambodia Land and Housing professionals and government

Training and Capacity building program

1 week of workshops on the theories, strategies, practicalities from Experts and Actors involved in successful projects / processes in Cambodia and Asia

1week study tour of actual successful projects in Cambodia and Thailand

Follow up workshop in the second year.

ACHR, CDF, GIZ and Government Housing Department, UN-Habitat to discuss this

Baan Mankong Thailand - Impacts

- Implementation in 71(of 77) provinces, **286 cities**
- Total projects approved 850 cover **1,660 communities**
benefited about **90,000 families**
- loan granted per family is about 3,000-7,000 USD average
about **5,000 USD /family**
- Total government upgrading subsidy granted about 150 USD
mil. (**about 2,500 USD per family**)
- Total loans granted from CODI revolving Fund (3%interest)
about 185 mil.USD **repayment 97.5%**

With thanks

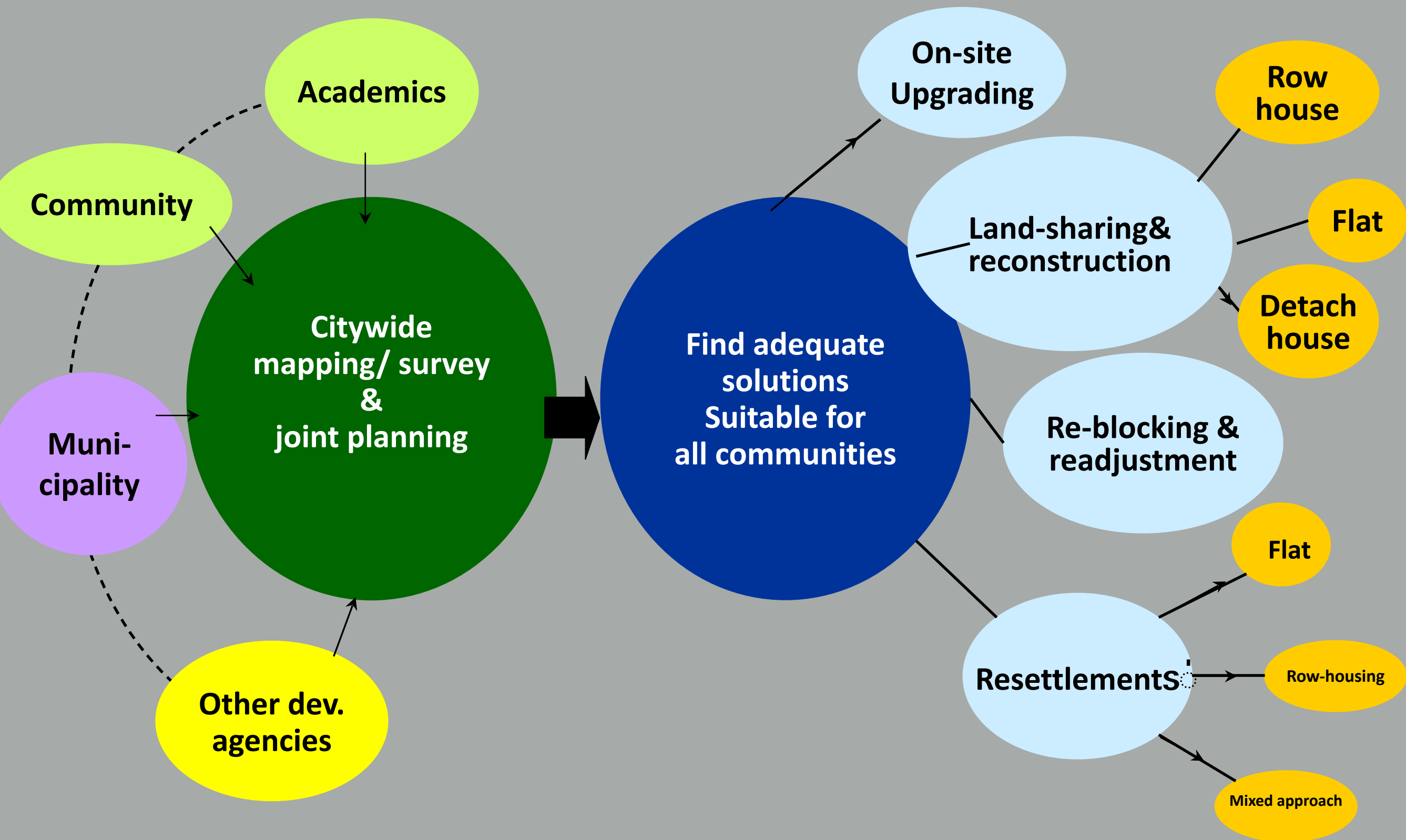
Maurice Leonhardt
ACHR





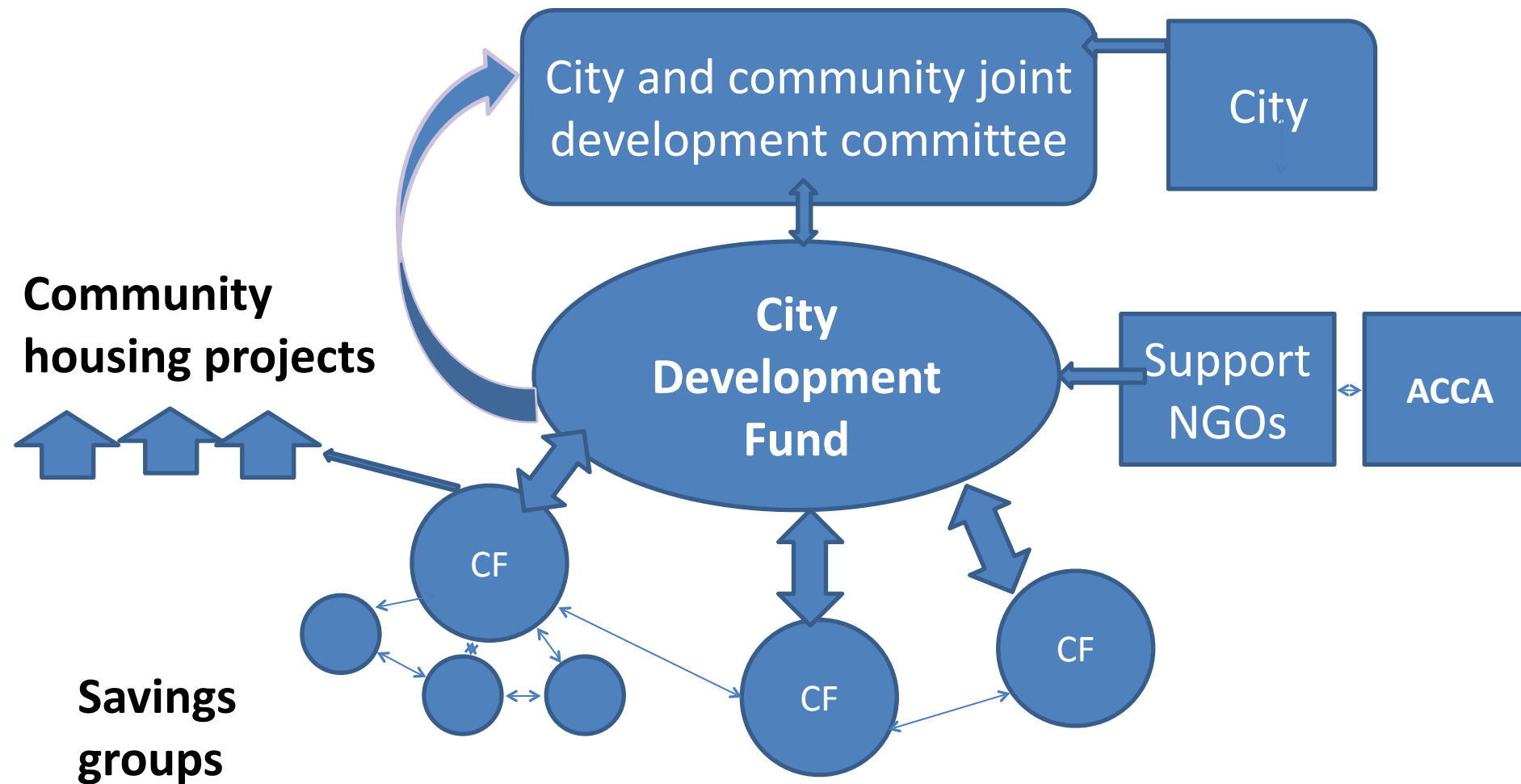


01.10.2006



Process and linkages of local housing development partnerships

Building financial mechanism at community and city level



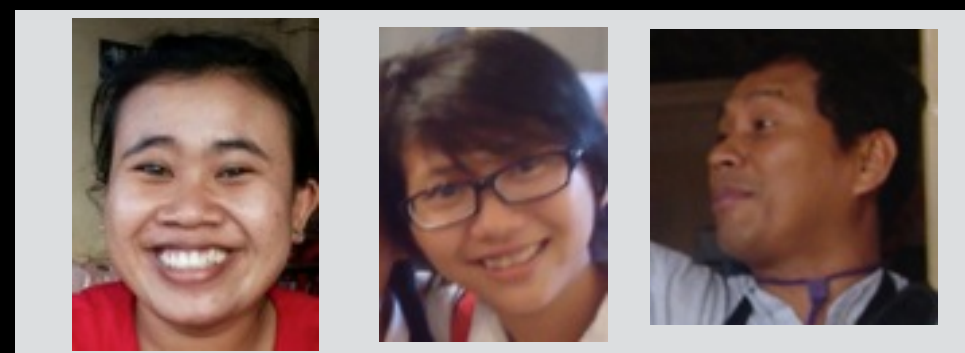
The understanding behind all these networks is that they strengthen the process through five key contributions:

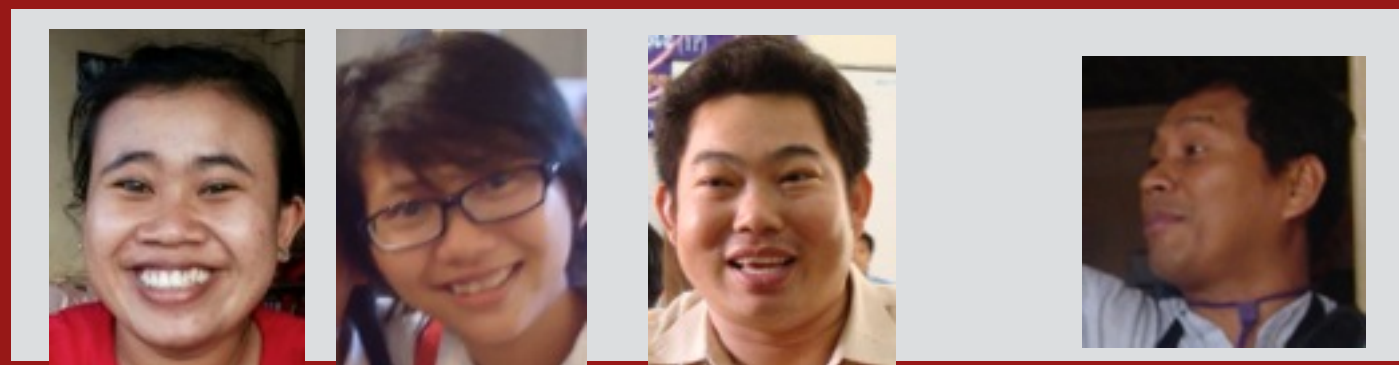
- **networks unify**: they break the isolation of low-income and disadvantaged communities and build their confidence;
- **networks finance**; they provide groups with access to greater financial resources, both from their own savings and funds and by leveraging other sources of funding;
- **networks legitimize**; they enhance reputation when negotiating for support from external agencies, in part because they demonstrate mass organization and because they validate ideas among professional agencies;
- **networks capacitate**; they enhance horizontal learning by providing opportunities for community exchanges that share skills and sharpen analysis; and
- **networks catalyze effective action**; they enable the poor to tackle the more substantial structural issues through ideas, solidarity and shared aspiration as they spread confidence and establish solidarity with many processes.



Cambodia

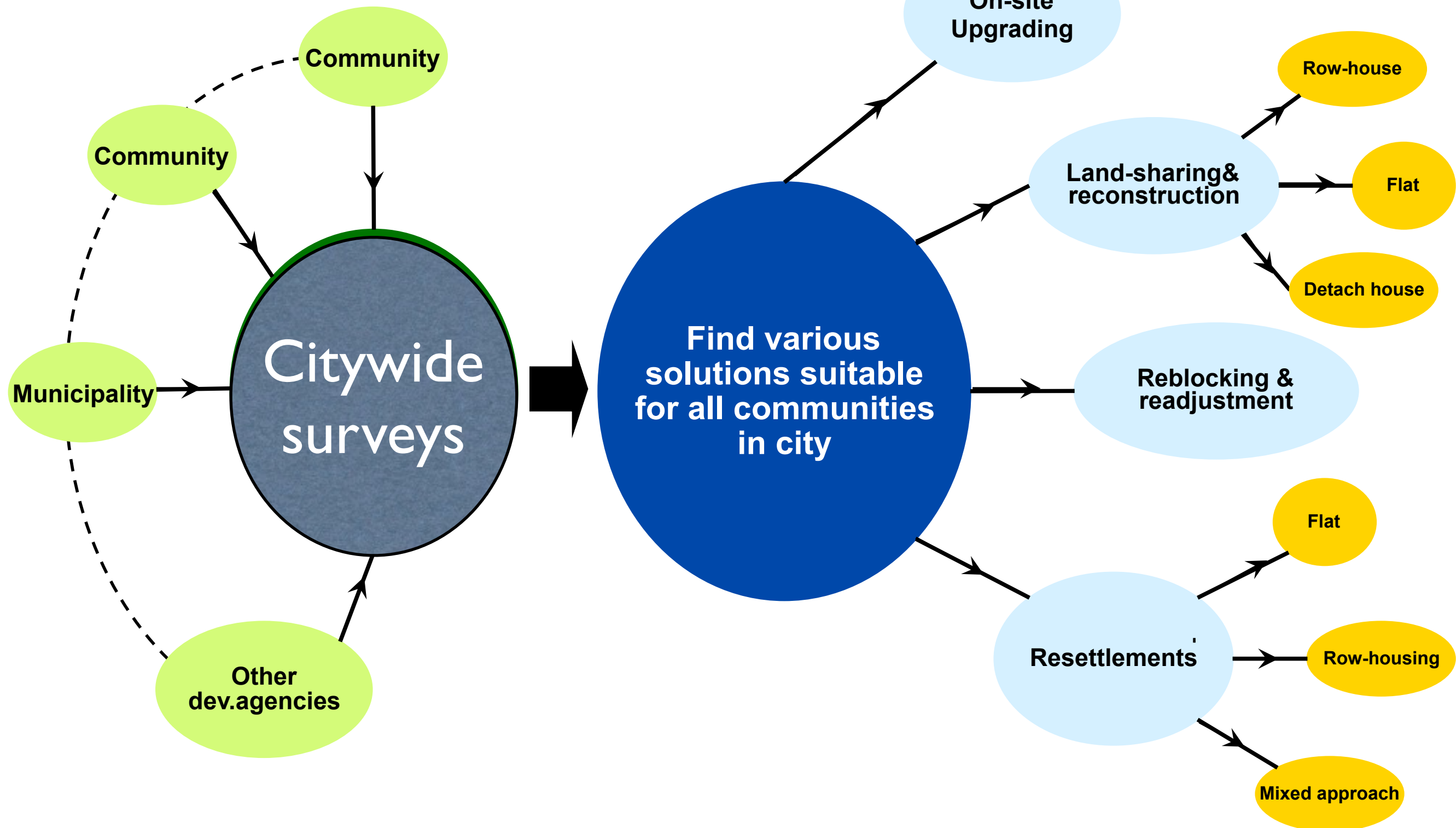
TRANSFORMATION IN A TIME OF TRANSITION





Surveys Information

Solutions



Example I

Upgrading by Re-blocking

Charoenchai Nimitmai Community



ผังเดิมชุมชนเจริญชัยนิมิตรใหม่

Before



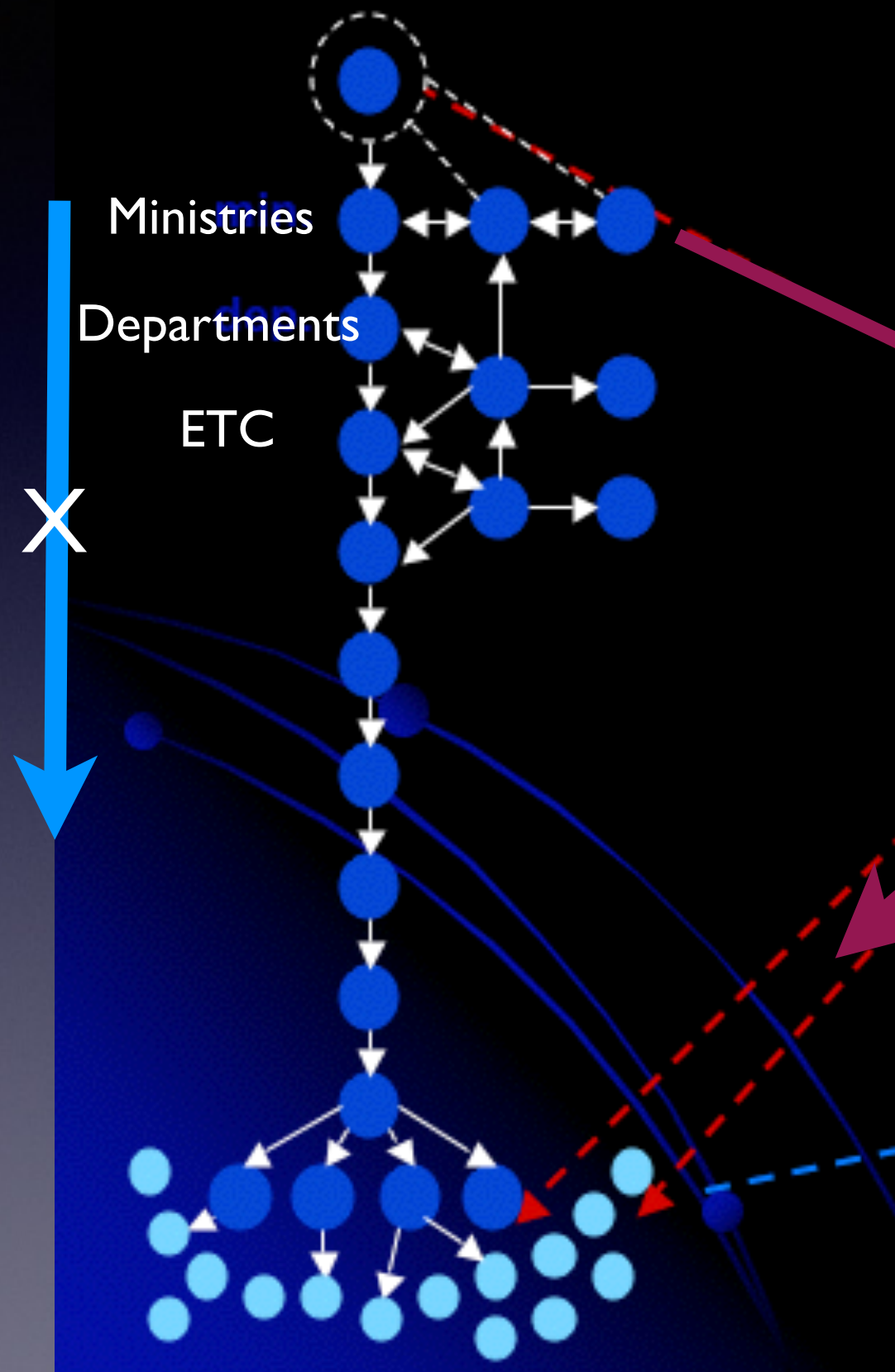
ผังปรับปรุงชุมชนเจริญชัยนิมิตรใหม่

After



Thai National Government

Breaking
the
vertical



From the ministry
direct to CODI

CODI



\$

From CODI direct to
Community Network
and Organizations

Communities

Some Resources:

All about ACCA

165 Cities in Asia

THIRD YEARLY REPORT OF THE ASIAN COALITION FOR COMMUNITY ACTION PROGRAM • NOVEMBER 2012



Here's proof that citywide slum upgrading is possible, and works

The Asian Coalition for Community Action Program (ACCA) is a three-year program of the Asian Coalition for Housing Rights (ACHR), and the program's target is to support a process of citywide slum upgrading in 150 Asian cities. Community people are the primary doers in planning and implementing projects which tackle problems of land, infrastructure and housing at scale in their cities, in partnership with their local governments and other stakeholders. The ACCA Program didn't come out of the blue, but builds on the initiatives that have already developed in most countries in the region, by community organizations and their supporting groups, and it draws on their combined experiences, mistakes and learning over the past 25 years. The program is an important tool for making change in situations of poverty - a tool which belongs to the urban poor and to all these active groups, and which is helping them to grow and to make change in their cities around Asia.

Participatory Planning



Web Sites

www.achr.net

communityarchitectsnetwork.info

Practical Examples



Community Mapping



40 Videos Set



6 Academic Articles

Environment & Urbanization



Addressing poverty and inequality - new forms of urban governance in Asia

E&U

Volume 25 Number 2
October 2013
ISSN 0968-2875

IIED UK

<http://www.sagepub.com>

Community Survey mapping

Many types of Maps / Information

Map Existing Physical Space:

- Trees
- Canals
- House plots
- Streets
- Open space
- Community spaces
- Infrastructure
- community boundaries

Map the Problems

- Disaster Risk
- Broken relationships
- Poor infrastructure electricity, water etc.
- Poor planning. unclear tenure
- Poor planning

Map the Potential Opportunities

- Peoples' Ideas
- Active and resourceful people / groups, skills
- Existing cultura & natura; heritage
- Map existing Social situation
- Savings groups
- religious groups
- Youth Groups
- Kinship / clan groups
- local organisations