Innovative approaches to deliver affordable housing options in Asia
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[Jhenaidah Municipality]

Established in **1958**

Class “**A**” Municipality

GPS Location: 23°32'41.99"N, 89°10'21.46"E

Name origin: *Jhinuk+Daha* = Oyster + village
Location of the Municipality

Distance from capital Dhaka is **210 km**

River **Nobogonga** passing through the city

09 wards
Amalgamation of *rural-urban* texture
Location of the Municipality
1. Characteristics of the city:

- Population: 2,52,822 (Male: 1,28,939, Female: 1,23,883) (Census 2011)
- Area: 34.99 sq. km or 8646.04 acres
- Annual population growth rate: 3.24
- Density of urban population: 3087 persons per sq. km
- Average household size: 5.2
- Literacy Rate: 69.25%
1. B Characteristics of the city:

- River Nobogonga
- Local fish
- Cottage industries
- Self-sufficiency in agriculture
City profile

Low-carbon emission
Humble in scale
Old structures
Lot of ponds
City profile

Water pollution
Waste management
Less walkability service
Serious noise pollution
Dust
Bad drainage, water clogging
Unplanned urbanization
Environmental pollution
2. City’s issues/needs

- Lack of **housing finance**
- With the growth of population people are building more houses resulting less green spaces and **unhealthy houses**
- People hardly follow the **building laws**
- Very limited options on **sustainable building materials**
- The city authority does not have any **plan and fund** for affordable housing
- Lack of **infrastructure**
- Limited **service providers**
Institutional structure of the city

A local team
Citywide community network, Co.Creation.Architects, POCAA, ALIVE NGO, Jhenaidah Municipality

3. Description of city’s governance structures for Housing sector
Local initiatives with Municipality

4. A Specific actions:

Citywide Community-led Housing at Jhenaidah

“Let people be the solution”

“Trust that people can do it”

An organic home-grown people-led process evolved with flexible fund, timeframe and planning

3 steps
Local initiatives with Municipality

Mapping together

Women and young measure and make their own community map.
Local initiatives with Municipality

Mapping together

Women and young measure and make their own community map.
Community express their aspirations through making models of their dream houses incrementally.

Local initiatives with Municipality
Local initiatives with Municipality

Planning together, Community Architects provide design support and balances aspiration and ability.
Building together

Women make their habitat better together
4.B Specific action (continued):

Built **45 houses** in two communities

**Revolving fund**: ACCA, ACHR-SELAVIP

1,00,000 BDT (**1200 USD**) loan per household. Repay 1,20,000 BDT (**1500 USD**) by weekly installments in **5 years** to the **citywide community network**.

45 houses to infinity
5. Involved stakeholders:

- Citywide Upgrading Partners
  - Local Authorities: Municipality Upozila Nirbahi Office
  - Technical Support Group: CoCreation Architects, Jhenaidah Polytechnic Institute
  - Community Organizer: Citywide Community Network, Local NGO ALIVE
  - Knowledge and Seed Fund: Asian Coalition for Housing Rights (ACHR), Community Architects Network (CAN)

- Jhenaidah Citywide Community Savings Group
  - Local Initiatives with Municipality

- Other Stakeholders:
  - Shatbaria Uttorpara Mohila Shomobai Shomitee
  - Shatbaria Majhipara Mohila Shomobai Shomitee
  - Shatbaria Purbopara Mohila Shomobai Shomitee
  - Mohishakundu Shorpara Shomobai Shomitee
  - Bhennatola Pujoomondir Shomobai Shomitee
  - Mohishakundu Shorpara Bohumukhi Shomobai Shomitee
  - Arappur Dashpara Shomobai Shomitee
  - Shoshanpara Akota Shomobai Shomitee
  - Jhenaidah Citywide Community Savings Group
Local initiatives with Municipality

6. Policy framework:

- Two best practices of SDG 11 in the city:
  - people-led city planning and community-led housing
  - But these are not in the formal urban policies and strategies yet, however, local government provides full support to these initiatives

- Not much policy oriented development in the city
- Good practices are often taken into informal policies like community-led affordable housing, faecal sludge management, community-engaged health care etc.
Local initiatives with Municipality

7. Opportunities

- A learning hub for students, young professionals and volunteers, policy makers, other communities
- A good practice to be taken for low-income housing policy
- This process is adapted to Jhenaidah city planning

People visit to these poor women group who are experts too
Local initiatives with Municipality

7. Opportunities
Spreading to rural areas of Jhenaidah and Jashore Urban areas of Khulna and Satkhira by other NGOs

Sharing with Dinajpur city community network and Policy Makers of the country
To real estate developers Educational Institutions
Local initiatives with Municipality

7. Opportunities

Sharing with students of architecture of home (BRAC University) and abroad (Harvard GSD)
Settlement Profiling: low-income communities are getting visible with GIS maps in the city map & connecting to the network
They have the **hard data** of their community network.
Completed 9 communities among 60+ low-income communities
Map & Data: Low-income communities are getting visible with GIS maps in the city map
Impact of collective thinking

Three options of bathing steps (*Ghat*) by the community
Impact of **collective thinking**

Will be built with the fund from community and the municipality
Planning city through people-led approach

Together we have been building better communities
Together we can build better cities too!

We can also make our ponds better with Citywide Pond Network
Impact of **collective thinking**

Public steps (ghat) to river Nobogonga
Thank you

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Thank you!

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