

# COOPERATIVE DEVELOPMENT AUTHORITY

COOP HOUSING JOINT MONITORING AND EVALUATION COMMITTEE

National Cooperative Housing Summit

## HOUSING COOPS BEST PRACTICES



## SLU-SVP Housing Cooperative

Brgy. SLU-SVP, Bakakeng, Baguio City, Philippines

presentation by

**ATTY. RENATO C. FERNANDEZ**

*Director, SLU-SVP, BBCCC*

# HOUSING COOPS BEST PRACTICES

Cited are some Housing Initiatives:

**NATCCO, ALTERPLAN, NUHRain, CHF-NEDF**

**SLU-SVP Housing Cooperative**

**Baguio-Benguet Community Credit Cooperative**

**Mega Realm Housing Cooperative**

HOUSE NEST CAVE DWELLING KUBO SHELTER  
BAHAY HAUS BAAY CASTLE BALAY PALACE  
KALAPAW CASA AFONG SILUNGAN SUITE  
PAGTAENGAN UNIT RESIDENCE APARTMENT  
CONDO TAHANAN BALEY BAEY CASA FLAT

PLEASE, FEEL AT HOME.

# FELT NEED

in RURAL & URBAN settings

- CONTINUING **ACCESS** TO SHELTER
- WHICH OFFERS **REASONABLE** LIVING CONDITIONS
- AT AN **AFFORDABLE** COST



# Housing Problems

## In Urban Areas

- land speculation
- absentee ownership
- open markets
- high prices
- increases in rent
- squatting
- urban decay
- urban poverty

## In Rural Areas

- speculation
- concentration of ownership
- absentee ownership
- farmland conversion
- housing shortages
- displacement
- rural poverty

**BOTTOM LINE is: INEQUALITIES**  
**[GAPS, DIVIDES]**

# ONE HOMELESS

## SINGLE, DETACHED





for kings and zillionaires



# TWO HOMELESS

## DREAMS OF TWIN SHARING / DUPLEX TWIN TOWERS







*Believe it or not . . .*

A man's home is his **castle**





# A HOUSE IS A HOUSE IS A HOUSE. **NEVER ENOUGH** for **GREED**



\* but a house is not always a home



ELITE EXCLUSIVE ?

# TOP OF THE WORLD GLOBAL CITY ULTRA HIGH-END RESIDENTIAL UNITS

\* from the marginalized point of view



# MORE HOMELESS

## SIMPLE NEEDS, UNLIMITED SPACE



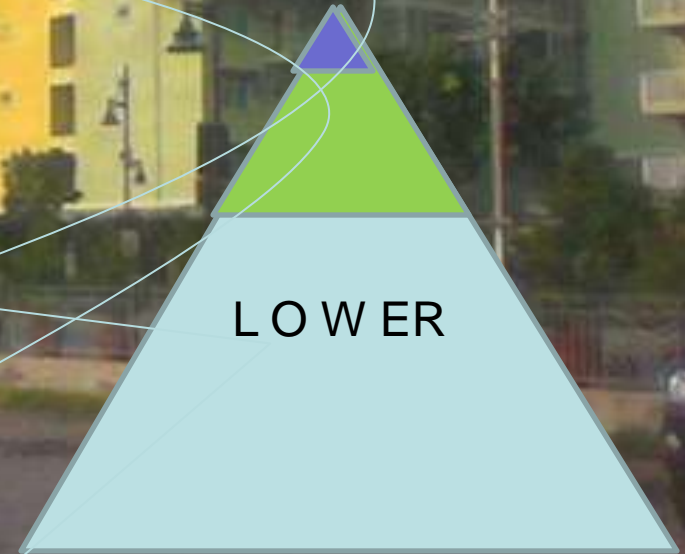


Ayala  
Makati

UPPER UPPER CLASS,  
UPPER MIDDLE,  
UPPER LOWER,  
UPPER MIDDLE MIDDLE MIDDLE,  
LOWER MIDDLE

LOWER CLASS

LOWER



## NHA-HUDC TAGUIG



“W” for WORKING CLASS



## Bagong Silang

**Medium RISE: privately-OWNED “CUBE OF SPACE” a.k.a. “AIRSPACE” + CO-OWNED COMMONS**  
(undivided land, stairs, party walls, corridors, roof, etc.)  
“I have no breathing space!” **Bottom line: Nowhere to fall. Drop xxx !.**

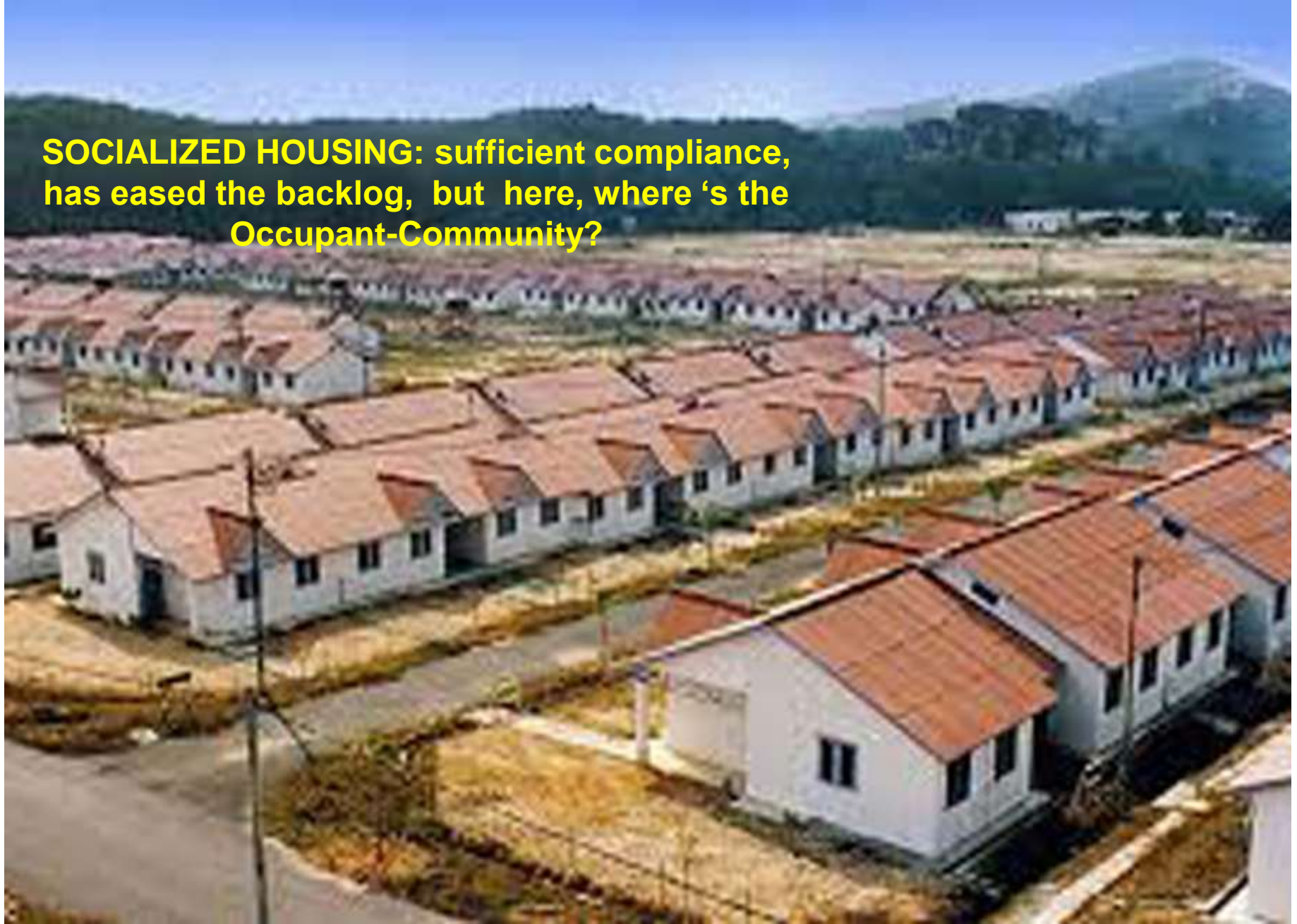


# AND TENEMENTS (BLIST MAKATI)



**NO !** to exclusion  
to marginalization  
to extraction  
to HOMELESSNESS

**SOCIALIZED HOUSING:** sufficient compliance,  
has eased the backlog, but here, where 's the  
Occupant-Community?





# Demo: a man's home is his **castle**

"No Vacancy" "home along the rails" "Demolition Anytime"





# BAYAN BAYANI BAYANIHAN KABAHAYNIHAN MAGKAKAPITBAHAY



Also moving. *Our Mobile Home.* Where do you **live, kapitbahay\*** ? Or *stay alive?* Or *settle down?* Or *rest?* Who is my **kapitbahay?**





# Urbanization: plant-eating mountain sprawl: the greens last stand





chop the trees, chop chop,  
chop even the mountain top.





Philippine Star, May 6, 2014



# MM has world's highest homeless population

Metro Manila has the highest homeless population in the world, according to an online site that compiles what it describes as "lesser-known intriguing information on a variety of subjects."

A list of "25 Cities With Extremely High Homeless Populations" posted by *List25.com* on its website

on April 29 showed that 22.8 million people, including 1.2 million children, are residing in slums in Metro Manila.

*List25.com* also said 300,000 more people are reported to have gone homeless following recent calamities that hit the Philippines.

**Turn to Page 12**

## MM

**From Page 1**

The United States has the most number of homeless populations with 11 cities, it reported.

The descriptions about the 25 cities' homeless were written by Juan Castillo, who has a Bachelor in Design from the University of Florida with a major in Architecture.

Castillo is currently working on an urban regional planning masters project.

He said the information on the number of homeless is based on statistics released by the United Nations Commission on Human Rights, which reported that around 100 million

people worldwide are homeless.

The *List25.com*'s "25 Cities With Extremely High Homeless Populations" are as follows: Metro Manila; New York City; Los Angeles; Moscow; Mexico City; Jakarta; Mumbai; Buenos Aires (Argentina); Budapest (Hungary); Sao Paulo (Brazil);

San Francisco; Seattle (Washington); Athens; San Diego (California); Tampa (Florida); Rome; Washington; Chicago; Tokyo; Baltimore (Maryland); Rio de Janeiro; Dublin (Ireland); Indianapolis (Indiana); Denver (Colorado) and Lisbon (Portugal).

**- Jose Rodel Clapano**





**CHALLENGE TO COOPERATIVES:**  
**How can the homeless acquire a house?**  
**There is no “one size fits all” answer**

- ✓ Ancestral communal settlement and use
- ✓ Individual and family acquisitions and accretions
- ✓ Private sector and commercial housing development
- ✓ Public sector or government housing delivery
- ✓ Non-profit and low-cost housing production
- ✓ Cooperatives, **Housing cooperatives**, and with different strokes

# WHY COOPERATIVES

**Answer: COOPS BUILD HOUSING COMMUNITIES THE COOPERATIVE WAY**

Coops must revisit True Coop Philosophy, Identity, Principles, Values,  
and Practices

(ECONOMIC, SOCIAL, AND CULTURAL ENDS)

**ECONOMIC DEVELOPMENT**

**SOCIAL JUSTICE**

**HUMANIZATION**

**EMPOWERMENT**

Cooperation – Pooling – Care

Economies of Scale

People helping People - Sharing

deposits savings investments productivity bayanihan

use purchasing power net surplus reserve fund

common properties the coop community

**More Guides to Coop Housing**

**Best Practices**



# WHY COOP HOUSING BY A HOUSING COOP?

- **LAND BANKING:** TO INCREASE HOUSING STOCK – INDIVIDUAL LOTS, COOP LAND ASSETS, COOP LAND ACQUISITIONS, OWNED CAPITAL
- **DIGNITY:** TO INCREASE QUALITY OF SETTLEMENTS DEVELOPMENT – FOCUS ON USER INTEREST, HOLISTIC, FAMILY, CONTINUING EDUCATION, QUALITY OF LIFE, HUMANIZATION
- **AFFORDABILITY:** SAVINGS - POOLED RESOURCES, ECONOMIES OF SCALE, BAYANIHAN, SWEAT EQUITY, VOLUNTEERISM, CO-OPERATION, SOCIALIZED HOUSING, BARGAINING POWER, COOP PRIVILEGES.
- **MEMBERSHIP CONTROL OF RESOURCES** – PARTICIPATORY, SENSE OF OWNERSHIP, FREEDOM TO BUILD, DEMOCRATIC CONTROL, ACCESS, SELF-REGULATION, COMMONS, CLEAN AND GREEN ENVIRONMENT
- **EMPOWERMENT OF THE MANY WHO ARE SMALL** – COMMUNITY, SOLIDARITY, MUTUAL HELP, SENSE OF BELONGING,, , SHARING, SOLIDARITY, AUTONOMY, COOP AND COMMUNITY VALUES, COLLECTIVE STRENGTH, SENSE OF ACCOMPLISHMENT

# COOPERATIVE HOUSING AND HOUSING COOPERATIVE

## Identity: Definition of Terms

- **HOUSING**: is a form of built environment which is more than just the “dwelling” or the structure. It implies a concept of community development and its physical (utilities, structures) and non-physical components (health, livelihood, organization, ecology, culture, disaster relief). [*Unity Conference, Luzon, 1992*]
- **HOUSING COOPERATIVE**: is a type of service cooperative that provides good housing at low cost to its members. It is a group of people that aims to collectively respond to the need for housing of its members. Cooperative housing projects are not endeavors which seek to generate profit, but which aim to provide quality housing at the lowest possible cost. Cooperative housing can help its practitioners to lower total cost by taking away the layers of profits and expenses by giving the end-users the responsibility for planning, managing, building, and distributing the units. [*Unity Conference, 1992*]

# THE HOUSING COOP IDENTITY

- A **housing cooperative** is a legal association formed for the purpose of providing housing to its members on a continuing basis. It is owned and controlled by the members. A cooperative is distinguished from other housing associations by its ownership structure and its commitment to cooperative principles.
  - [ICA Housing Cooperatives: *Housing Cooperatives and the Co-operative Identity*]
  
- **Housing cooperative** shall refer to one organized to assist or provide access to housing for the benefit of its regular members who actively participate in the savings program for housing. It is co-owned and controlled by its members.
  - RA 9520 IRR Sec 2((30))



# **HOUSING COMPONENTS THAT CAN BE COOPERATIVIZED**

**(One or Separate Cooperatives, Primary or Secondary)**

- 1. LAND ACQUISITION**
- 2. SITE PLANNING**
- 3. SITE DEVELOPMENT**
- 4. MATERIALS PRODUCTION**
- 5. STOCKPILING / PURCHASE OF NEW  
AND USED OR RECIYCLED MATERIALS**
- 6. CONSTRUCTION SYSTEMS**
- 7. ESTATE MANAGEMENT AND  
MAINTENANCE (BUILDING AND  
SUSTAINING THE COMMUNITY)**

# The housing cooperative way is a way for communities to:

- Promote and graduate its members.
- Build **a sense of community**.
- **Gain control over land use and reduce absentee ownership and squatting.**
- Provide **affordable housing** for lower income residents.
- Promote **resident ownership** and control of housing.
- Keep housing **affordable** even for next generation homeseekers.
- Make **efficient use of resources** for long-term benefits.

**ON THESE BASES,**

**I SHARE HERE SOME BEST PRACTICES:**



# **BAGUIO-BENGUET COMMUNITY CREDIT COOPERATIVE (BBCCC)**

## **BEST PRACTICES:**

- 1. COOPERATIVE HOUSING INVESTMENT AND PLANNED SAVINGS (CHIPS)** – A for-members-only Savings Queue Facility (Special SAVINGS & LOAN Window) for land acquisition.
- 2. BBCCC LUBAS CO-HOUSER PROJECT** at Brgy. Lubas, La Trinidad, Benguet  
(A venture of a for-members-only Commercial Economic Housing Project with BBCCC, a Credit Cooperative as Owner-Developer)

The Site: Lubas, La Trinidad, Benguet  
Area: Five Hectares  
Cost to Date: 75 Million















## MEGA REALM HOUSING COOPERATIVE

# In Coordination with Key Shelter Agencies



OFFICE OF THE PRESIDENT



HOUSING AND URBAN  
DEVELOPMENT  
COORDINATING COUNCIL



Housing and Land Use Regulatory Board



Social Housing  
Finance Corporation



# **MEGA REALM HOUSING COOPERATIVE**

**Shilan, La Trinidad, Benguet**

## **BEST PRACTICES:**

- 1. GOVERNMENT (KEY SHELTER AGENCIES) - PRIVATE SECTOR (Mega Realm HOUSING COOPERATIVE) COLLABORATION IN HOUSING THE HOMELESS/ POOR**  
[BIBAK and cultural communities in Benguet, Greater Baguio area and CAR LGUs, low income, rank-and-file government employees, displaced landslides victims of typhoon Ondoy in “Little Kibungan”]
- 2. BIGGEST HUDCC-NHA HDMF (Pag-Ibig) - GLAD FUNDING AND TECHNICAL SUPPORT**, for organization, social preparation, land acquisition and site development. Coop Community Building: managing and achieving “unity in diversity” among members and stakeholders is a huge challenge.



# Local Coops / Associations among others, with Housing Initiatives

- [NATCCO](#) Network Policy Research and Advocacy in Cooperative Housing
- [NHA](#) as conduit btw NHMFC and Coops
- [NCM](#) as lobby group for coop friendly legislations
- [Alterplan](#) (Alternative Planning Initiatives, Inc.)
- [Kooperativa Forbundet](#) Project Center (Sweden)
- [CHF-BC](#) (Cooperative Housing Federation-CAN)
- [NUHRAIN](#) Development Cooperative
- [UP Employees](#) Housing Cooperative
- [San Jose Parish](#) Multipurpose Cooperative
- [Saint Louis College](#) Credit & Dev Coop
- [Texins](#) Credit Cooperative





SLU-SVP Chair Emmet Manantan sharing community building strategies and experiences with leaders of Bani, Pangasinan UN-DSWD coop-like settlement.

# Your "Dream Home" Come True . . .



- ✓ nice & affordable unit
- ✓ friendly neighborhood
- ✓ caring community
- ✓ clean & green



1  
**COOP HOUSING**  
by a  
**HOUSING COOP**  
(SLU-SVP)





**Cooperative Housing by a Housing Cooperative**



# **The SLU-SVP Housing Cooperative**

## **SLU-SVP Brgy Old Site, Bakakeng, Baguio City**

- **Planned 1967 SLU three Summer Workshops/Courses for volunteers and lay apostolates, on Church & Social Issues, Community Development, and Coops**
- **Registered as Housing Cooperative with CAO, February 10,1971**
- **Membership: Awarded/Awardable: 1,214 members**  
**Non-Awardable: 360 members**
- **Housing Projects (end of 2013):**

Phase	Site	Area	Member-Awardees
Phases I to IV	Bakakeng, Baguio City	13.00 has.	306
Phase V	Ambiong, La Trinidad	2.00 has.	76
Phase VI-A	Longlong, La Trinidad	5.28 has.	137
Phase VI-B	Longlong, La Trinidad	2.00 has.	66
Phase VII-A	Puguis, La Trinidad	4.50 has.	89
Phase VII-B	Timoy, La Trinidad	3.38 has.	173
Phase VIII-A	Lamtang, La Trinidad	1.96 has.	6
Phase VIII-B	Lamtang, La Trinidad	.25 has.	0

\*Total Assets, Coop Commons: [Awarded Units incldg acquisition and site devt and admin costs, passive appreciation excluded: P101,000,000.00

## MISSION:

The SLU-SVP Housing Cooperative commits itself to co-op housing and calls upon and assembles the homeless who share in its vision, helps them identify and develop their innate and acquired resources for a home and a community to a degree of self-motivated commitment and adherence to collective effort toward the procurement and perpetuation of Christian Housing Cooperative communities.

**"TOGETHER WE BUILD HOUSING COMMUNITIES  
THE COOPERATIVE WAY"**



The Housing and Urban Development  
Coordinating Council

### Kabalikat sa Pabahay Awards 2003

ST. LOUIS UNIVERSITY-ST. VINCENT PARISH  
MULTI-PURPOSE HOUSING COOPERATIVE  
Outstanding Group Land Acquisition Development  
(GLAD) Project in Luzon

10 December 2003, Malacañang Palace, Manila



# SLU-SUP HOUSING COOPERATIVE

• OLD SITE •

EXISTING UNITS  
VACANT LOTS  
OPEN SPACE / DRAINAGE



PROPERTY OWNER:

# SLU-SUP HOUSING COOPERATIVE

NEW SITE

EXISTING UNITS  
VACANT LOTS  
OPEN SPACE / DRAINAGE  
ROADS

PROPERTY OWNER:











# SLU-SVP HOUSING COOPERATIVE

## Best Practices

1. **Bayanihan** – institutionalization of sweat equity, tolerance, cost avoidance, coop values acted out, diversity, teamwork
2. **Resource Generation** – pooling, material house, products and services, innovations and mobilization, cost-saving, economies of scale
3. **Participation** – felt insights, trust, motivation, ownership, sharing, and social pressure, promotions
4. **Community Building** – neighborliness, volunteerism, interdependence, brotherhood, solidarity, esprit de corps, Christian values
5. **SLU-SVP Cooperative-SLU-SVP Barangay Fusion and Collaboration** – good governance, added strength and resources, hands-on lessons in government, augmented services



# SLU-SVP Best Practice 1:

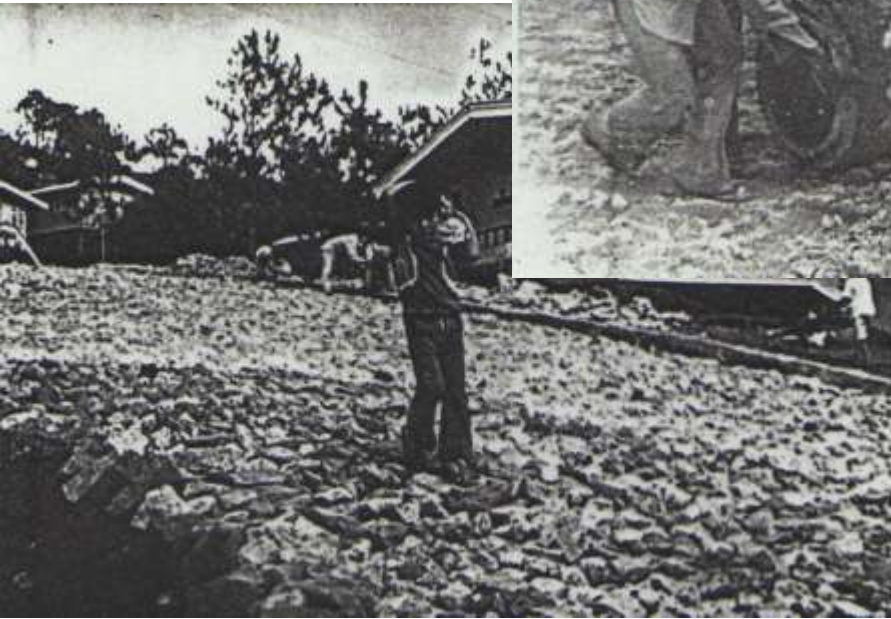
## BAYANIHAN

### ✓ Volunteer Work, manual and/or white collar tasks.

members (and family, men, women, children) work together for a common purpose; (the already awarded, awardable, non-awardable); lend time, energy, expertise to the goals of the cooperative; work without pay; render service for coop of own free will; work gangs contribute coop value-added.

### Benefits to volunteers:

- ✓ Sense of Ownership
- ✓ gain award points leading to homeownership;
- ✓ social acceptance, brotherhood, and solidarity in the community;
- ✓ altruism: concern for others in one big, extended family;
- ✓ gain status and internalize role in the community;
- ✓ learning and experiencing diversity of job skills;
- ✓ practice socio-economic, cultural and spiritual cooperation,
- ✓ meet and bond with future neighbors, permanent friendship;
- ✓ learn new skills as they seek group gains,
- ✓ realize value of work, division of labor, interdependence, teamwork
- ✓ experience hands-on democratic structure; and others











Benefits to cooperative: added springboard for housing delivery; new skills help coop; huge savings from avoided cost of labor, “sweat equity”, human capital, social impact, and other inputs (ideas and services, volunteered, even donated/ brought in info, books for library, materials, tools, vehicles, and equipment;

Accomplishment: cost-avoidance, hauling of materials, diggings, pipe-laying, dirt road cobbling, clearings, planning, designs, feasibility studies, newsletter publications, bookkeeping,

ACCUMULATION OF COMMON ASSETS (COMMONS), investment for future community-ness, estate management and maintenance returns; gain in goodwill

Benefits to Community: UNDERSTANDING OF “RESERVED ASSETS”

“COOP PROPERTY” vis-à-vis INDIVIDUAL MEMBER’S PROPERTY:

“We” feeling, work groups as hands-on laboratory for democracy and leadership, and application of social and coop values; interdependence, sharing, living of coop identity.

Downside: if unplanned, uncontrolled, unstructured: you might find it cheaper to hire a few hard-working peons instead of spending for the orchestration of “a horde of fun-loving, fiesta-minded, picnic-ready, slow-moving, inexperienced, soft-skinned greenhorns”.





## SLU-SVP Best Practice 2: RESOURCE GENERATION

- ❖ **Resourcefulness:** group land acquisition (from trippings to negotiations to documentations to planning to site development to materials stockpiling to supply hunting to house-building. “maximum utilization, nothing wasted”, shared white collar expertise
- ❖ **Fund sourcing:** soft start-up blanket loans, feasibility studies, pooling to leverage buying power, cost-saving and avoidance, outsourcing, tie-ups, reserves, “not-for-profit” coop, advance distribution of savings (non-cash!), borrow strength, equity, savings, land banking (Longlong properties), capital build-up, institutional loans, fund-raising, multi-tasking, more hands on deck.
- ❖ **Adjustments and adaptations:** hollow block making, used lumber, coco lumber, alternative sidings, house on stilts (flat sheets), terrain preservation, house re-designs, core house units, grand bayanihan, lot only sales.
- ❖ **The material needs of family- and community- home** – house & lot and the common properties - roads, parks, utilities, playgrounds, coop multi-purpose hall, barangay hall, church, drainage, green belts, Mini Forest Park
- ❖ **Human resources:** good neighbors, pards, “brods”, friends, volunteer services, coop-barangay collaborations, Parish Council, Barangay, religious groups, lay apostolates, Senior Citizens Assn, KBs, choirs, lawyers, BJO drivers assn, soocio-civic groups, HNS, K of C, government projects.



Houses evolving, used to look alike.  
LIVELIHOOD, RESOURCEFULNESS NEEDED TO UPGRADE  
FAMILY MEMBERS AND SHELTER



# Earth-Moving , PHASE 8 at LONGLONG, LA TRINIDAD, BENGUET Future Community of F2 and F3 Generation SLU-SVP Co-Housers





# design and material adaptations

## Phase 5 Ambiong







**SLU - SVP BARANGAY**  
**COMMUNITY GARDEN**

**NO**  
**PARKING**  
**IN THIS SIDE**



squash, sayote, and anthurium  
and medicinal herbs





David and Goliath, corpo housing czar and coop housing *wanna be*'s: worlds apart, housing delivery as common denominator





## SLU-SVP Best Practice 3:

### PARTICIPATION : ACTORS & STAKEHOLDERS

#### The Participants: Fellowship of givers, messengers, and receivers

- ❑ **CICM Missionaries and benefactors** - initial solicitations from benevolent societies abroad, actual financial, technical and community-building assistance, with genuine concern for their employees [Saint Louis University (SLU)] and their parishioners [Saint Vincent Parish (SVP)]; Soft loans from Misereor, M+R, Linberg, CEC-Voluntariat, CDLF, Fr. Bellens, among others.
- ❑ **Lay missionaries and extensionists** - entry of laity, non-awardable outsider-volunteers as change agents, “lay apostolate”, Christian community development workers deeply involved in organizing and running the coop, r.
- ❑ **Beneficiaries: planned participatory technique** of social change has protected, preserved, and developed the material wealth, humanity, dignity and self-respect on part of “beneficiaries” ; strong participation adds to sense of ownership.
- ❑ **The housing cooperative** - SLU-SVP culture complex, with self-help, self-promotion, self-built Christian cooperative community. Participation results ALSO to ACCEPTANCE OF **ADVANCE DISTRIBUTION** of the fruits /advantages/benefits/profits/returns/dividends of the COOPERATION.



















# design and material adaptations

## Phase 5 Ambiong









## **SLU-SVP Best Practice 4:**

# **COMMUNITY BUILDING**

Establishment and maintenance of community which goes beyond the building of physical shelter and amenities for its members. Members are united by the things they love.

Community nurtures the development of its members to their fullest potentials as human beings.

Members see and appreciate their relatedness to their neighbors, their physical environment, and to society in general.

Common Purpose, bonding and communion, shared values, close-knit neighborhood, participation, caring for others, activating volunteers, arrival at consensus, law and order, good governance.









**DYNAMICS OF COMMUNITY BUILDING**









WITH OTHER COOP ADVOCATES:  
LOCAL, NATIONAL, INTERNATIONAL







## SLU-SVP Best Practice 5: COOPERATIVE-BARANGAY FUSION

### An SLU-SVP Specificity: Coop-Barangay Identity

The physical boundaries of the coop are likewise the boundaries of the barangay.

The target population (members and dependents, plus non-member residents/transients/visitors) of the coop are likewise the target population of the barangay.

Thus, with the establishment of the barangay came **new** as well a **enhanced** services and structures introduced within the cooperative community (peace and order, public works, health services, environment, youth, livelihood, recreation, welfare and others). Roles and statuses not rationalized naturally overlap among the coop and barangay for service deliveries.



# EXAMPLE: the following are extracted from the reports of accomplishments of FOUR Barangay Captains during their terms at SLU-SVP

## 1. BoCap “Mac Flores”:

- Distribution, sale at cost of rice allocation
- Asphaltting of access road
- Paving of Old Site (Puroks 4-5) secodnary roads
- Nightly rounds (ronda) to fill lack of police patrols
- Checking and prevention of loss of electric lines serving the village
- Construction of children’s playground and recreation facilities
- Various representations with the City Govt about coop concerns
- Mediation, conciliation, and resolution of minor crimes and conflicts
- Cause the establishment of voting precincts within the barangay
- Borrowed city heavy equipment for coop site development (Phase 4)
- Participated as partner in bayanihan, social and sports activities of the cooperative

## 2. BoCap “Teddy dela Cruz, Sr.”

- Introduced “**Green Revolution**”
- Built two (2) **waiting sheds**
- Improved various **drainage** systems
- **Tree planting** grand bayanihan
- Paving of **basketball court** (public funds and donations, grand bayanihan)
- **Inter-purok sports tournament**, for men and for women
- Organized seminar trainings on **food processing** (w/ DA, BAEcon)
- **Cleanliness** campaign
- **Trimming and weeding** along roadsides
- **Dispute settlement**
- Ronda and **installation of alert systems**
- **Implemented policies passed by the Coop Board**, circulars from DILG



### 3. BoCap “Antonio Espiritu”

- Two **deepwells**
- Improved **water systems** (BWD) and upgraded electric systems (BENECO)
- 200 bags cement to improve **basketball court**
- Barangay **fiesta**
- Community **Valentine’s Night**
- Youth and adult **sports tournaments**
- **Settlement of disputes**
- **Road and drainage maintenance**
- Mobilization of people for grand bayanihan in Old Site **road asphalting**
- Procurement of equipment and supplies for **night rounds (ronda)**
- **Raffles, beauty contests, and other fund drives** for barangay-coop projects
- More **streetlights** installed

## 4. BoCap “Rufino Magsano”

- **Provided security** in Phase IV Constructions
- Made **Barangay census**
- **Roadside ripraps** to protect roads and houses
- Youth camps, sports activities, hosted **inter-barangay basketball tournament**
- **Road asphaltting** at New Site
- **Youth summer jobs**, in coordination with DOLE
- **Disaster control**, rescue operations, relief procurement and distribution
- Organized and mobilized **communications group**
- **Clean and green** project
- **Arbitration and conciliation**: the BJODA vs. Commuters Association
- Additional **waiting sheds**



# Some Added Activities by other BoCaps,

- ✓ Mini forest development
- ✓ Joint projects between parish and barangay
- ✓ Day care center
- ✓ Garbage collection
- ✓ Settlement of ancestral cemetery problem
- ✓ Capability-building seminars
- ✓ SLU-SVP awarded “Cleanest and Greenest Barangay”
- ✓ Purok consultations and dialogues
- ✓ Operation “Brooms and Dustpans”
- ✓ Home gardening awards
- ✓ Barangay development plan
- ✓ Community based gardening
- ✓ Barangay tanods
- ✓ Anti-Drug Abuse and Peace and Order Councils







# SLU-SVP COOP-BARANGAY

PROTECTS AND PROMOTES:

DEMOCRACY

GENERAL WELFARE

PEACE AND ORDER

INDIVIDUALS AND COMMUNITIES

LIFE AND LIMB, AND PROPERTIES, PLUS . . .

## INTERESTS OF INDIVIDUALS:

- ✓ SECURITY
- ✓ EARNED EQUITY
- ✓ A REASONABLE LEGACY

## INTERESTS OF COMMUNITIES:

- ✓ COMMUNITY ACCESS
- ✓ COMMUNITY EQUITY
- ✓ COMMUNITY LEGACY









## **BARANGAY INITIATIVES**

Emergency Re-Acts

- Temporary shelters: tent village
- Break after road clearing operations
- Relief center in church sacristy







Welcome  
SU-SUP INN  
Mini Forest Park

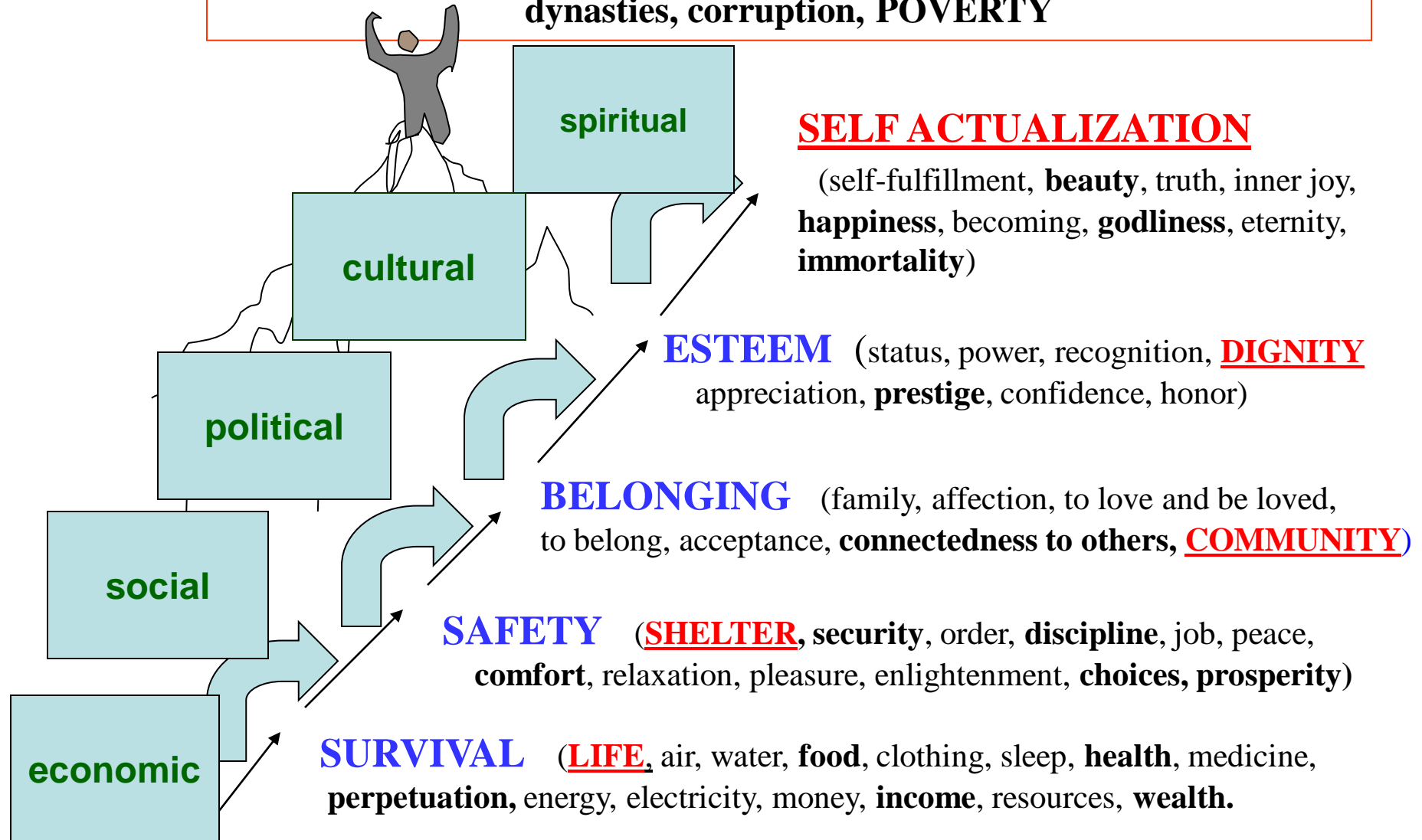
# NOW COMING INTO FOCUS: WHY COOP HOUSING BY A HOUSING COOP?

- **LAND BANKING: TO INCREASE HOUSING STOCK** – SURVIVAL VALUE, ACQUIRE WHEN ABLE, UTILIZE BULK AND GROUP LAND ACQUISITION STRATEGIES;
- **AFFORDABILITY: SAVINGS** - POOLED RESOURCES, ECONOMIES OF SCALE, BAYANIHAN, SWEAT EQUITY, VOLUNTEERISM, CO-OPERATION, SOCIALIZED HOUSING, BARGAINING POWER, COOP PRIVILEGES.
- **DIGNITY: TO INCREASE QUALITY OF SETTLEMENTS DEVELOPMENT** – HUMANIZATION, HOLISTIC, FAMILY, COMMUNITY, QUALITY OF LIFE
- **MEMBERSHIP CONTROL OF RESOURCES** – FREEDOM TO BUILD, OPTIONS, PARTICIPATORY, COMMUNITY BUILDING INITIATIVES, COMMONS.
- **EMPOWERMENT OF THE MANY WHO ARE SMALL** – SELF-HELP, SENSE OF BELONGING, CONTINUING EDUCATION, MUTUAL HELP, SHARING, SOLIDARITY, AUTONOMY, COOP AND COMMUNITY VALUES, COLLECTIVE PHYSICAL, MENTAL, AND MORAL STRENGTH, SENSE OF ACCOMPLISHMENT.



# HUMAN NEEDS AND INTERESTS

deprivation; inequality; exploitation; oligarchy, greed, monopolies, dynasties, corruption, **POVERTY**









**WAKE THE ENGR UP, BOCAP, E CHAIR, &  
CHOIRMASTER ARE CALLING FOR A TOAST.**



**MARAMING SALAMAT PO !**



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