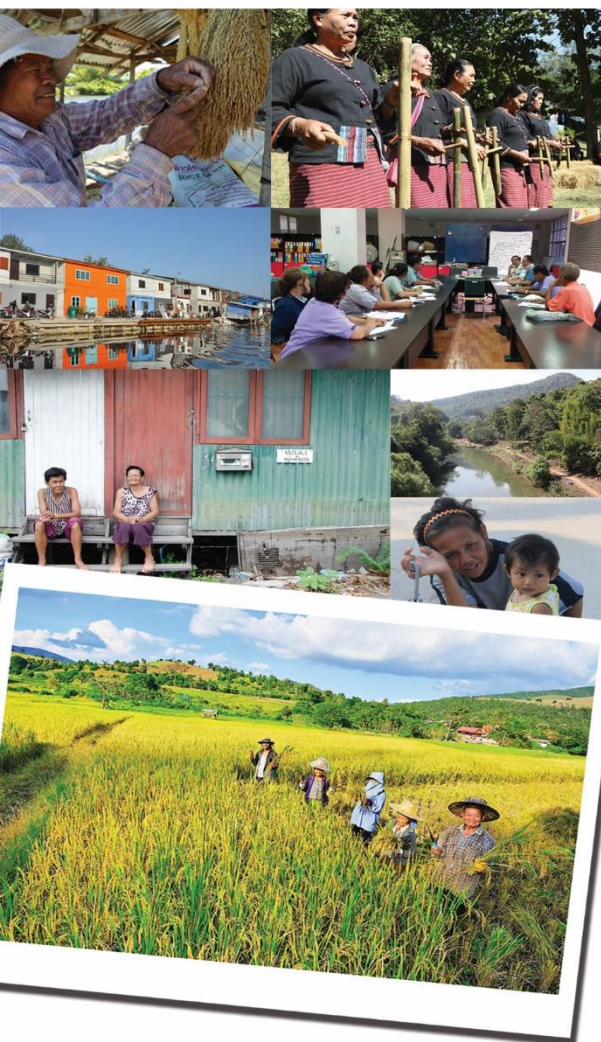




C

Community

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Organizations

D

Development

I

Institute



Community Organizations Development Institute (CODI)

Ministry of Social Development and Human Security, Thailand.



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Background

The Community Organizations Development Institute (CODI) was established as a public organization, a new form of government agency. Through an enactment of the Royal Decree, which merged the Urban Community Development Office and the Rural Development Fund, CODI was created, and has been operating since October 26, 2000 under the supervision of the Minister of Social Development and Human Security.

Public organization is a special type of government agency created to increase efficiency within the administration of public services. The Public Organization Act of 1999 allows the government to set up public organizations through the issuance of a royal decree. Each public organization is under the direct supervision of a relevant Minister. At present, there are approximately 30 public organizations, working in fields such as social development, education, and technology.



Examples of Activities and Development Projects



1. Baan Mankong Collective Housing Program : Launched in 2003, the program aims at solving housing and land insecurity of slum dwellers on a city-wide scale. The process involves slum surveys, community plans and designs, infrastructure improvement subsidy, and housing and land loans. The cabinet has approved the target of 200,000 housing units to be upgraded by 2011. Throughout the process, community organizations and local authorities are encouraged to be the key driving forces in solving city-wide slums. At present (2018), the program has been implemented in 388 cities benefiting about 108,215 families from 1,088 project.

2. Bangkok Lad Prao canal Housing Project : Since 2016, CODI was assigned by the government to solve the problem of flood and squatter along the canal. to have housing security and better environment, covered 50 communities, 7069 families through collaboration with Bangkok Metropolitan Administration (BMA) and all stakeholder.

3. Land and Housing Issues in Rural Areas : Since 2004, CODI has supported communities that are finding solutions for land and housing insecurity in rural areas. Data collection, surveys, and map-drawings are carried out by rural communities themselves, with assistance from CODI and relevant authorities. Some communities have been successful in redesigning and rebuilding their own communities, through the Rural Baan Mankong Program. At present (2018), the program has been implemented in 21 cities benefiting about 3,155 36 project.

4. Community Welfare : CODI began supporting provincial elderly funds in 2002 and sub-district welfare funds in 2005.



Presently, CODI encourages each sub-district to set up a community welfare fund in order to provide fundamental care for its members. Contributions to the funds come from community members, local administrative offices, and the government. At present, more than 5,938 sub-district welfare funds have been established. This grass root movement plan to have 15 million members nationwide (out of 70 million population) in 2023.

5. Community Master Plan : Since 2003, community networks across the country have begun data collection on household economic and social conditions. Based on such statistics, community organizations are encouraged to create community master plans that address issues on a sub-district level. The plan is an important tool for developing sustainable solutions, and outlining a long term strategy for community networks in the area.

6. Developmental Credit Facility : CODI offers credit facility to community organizations and networks for further development and problem solving in accordance with community master plan. For example, housing loans are available to solve housing insecurity problem in urban areas through the Baan Mankong Program. Meanwhile, loans for holistic development and for community enterprises are meant to serve the need for economic and financial improvement.

7. Community Organizations Councils : In accordance with the Community Organization Council Act 2008, CODI is mandated to assist in the formation of community organizations councils comprising representatives from community organizations at the sub-district level. The councils are the primary forum for discussions and policy development for strengthening local communities. About 7,100 councils were established.

- 8. Community Economic and Capital Development :** CODI supports the strengthening of local capital system by means of linking existing community funds together so that overall picture of household debts are clearly seen and dealt with more efficiently. In addition, CODI also supports community-based financial organizations to improve their management skills in solving debt burden and stimulating development of local economy. Between 2009 to March 2010, about 256 sub-districts were supported by CODI in solving their debt problems through community-based financial organizations.
- 9. Civil Society Support :** CODI also supports the work of NGOs, charities, and volunteers that strengthen communities and improving living conditions for local societies.

CODI's projects and activities can be adjusted overtime to suit communities' needs and align with government policy. The essence of each project and activity is to enable community organizations to achieve sustainable and people-driven development.

Core Principles in Supporting Community Organizations

In assisting community organizations through various projects and activities, CODI observes the following core principles:

- Support communities and local authorities to be the core actors in different stages of development; forming directions, planning, and implementing those plans with collaboration and support from local administrators and other government agencies.
- Community organizations and affected people are encouraged to take the leading roles in solving their own problems.
- Support developmental plans which aim to work simultaneously on a country-wide scale so that communities and local authorities can visualize the overall scope and impact of such plans.
- Support budget decentralization which allows local community organizations to manage budget on their own.

- CODI performs the role of linking together relevant parties and coordinating between government, local agencies and communities to ensure community-based development.

Management and Mechanism in Linking with Community Process

CODI is under **Ministry of Social Development and Human Security** and governed by a **Board of Directors** of 11 members, including representatives from the government sector, community leaders, and experts in the field of social development. The Board assumes responsibility for formulating policy directives and overall monitoring of CODI's activities. The Board's term of office is three years. It also works through several sub-committees.

The **Managing Director** is selected through screening and selection process, and serves for four years. At present, there are approximately 300 working staff across Thailand. CODI also has five regional offices which enable staff to work closely with community organization networks and local agencies nationwide.

Community working groups or committee on different levels (i.e. national, regional, and provincial as well as sub-district level) are normally set up for each developmental aspect to serve as operating mechanism in community-based development process. Meanwhile, provincial coordinating sub-committees and regional coordinating sub-committees collaborate with CODI staff in overseeing and monitoring projects and activities.

Apart from the initial capital fund CODI inherited from the merger of the two former organizations, CODI also receives an annual budget from the government to implement projects in compliance with government policies.

Revitalizing local communities through the community organization driven development process

The community organization driven development process began in Thailand more than three decades ago. The formation of people-led community organizations has been supported by several agencies, and has been successful in reviving local communities by improving economic

and financial conditions, natural resource and environmental management, sustainable agriculture, in addition to rehabilitating local traditions and cultures in diverse areas. In 2004, the strategy **“Revitalizing local communities”** was widely adopted with an aim to achieve **“Community self sufficiency”**

Community organizations, and the people driving them, are the key actors in setting and achieving development goals. The strategy is not to rely on external assistance or to pin hope on agencies, but to formulate community plans and work continuously until such goals are achieved. Throughout this people-led developmental process, community members work in close coordination with local authorities and supporting units to achieve holistic rather than piecemeal development.

The ultimate goals of the local community revitalizing strategy are to alter people’s perceptions of what is possible by adopting a self-sufficient way of life, earning their own livelihoods, and developing capabilities to manage capital and natural resources efficiently. By way of holistic development, the following results are expected:

- Create a balanced relationship between communities, local authorities and other agencies.
- Create a positive family environment through a healthy lifestyle and financial independence.
- Encourage people to stay in their own community, while attracting those who have moved away to return home.
- Revive local culture, wisdom and social capital, while making people proud of their own community.
- Exchange knowledge and experiences of sustainable development and stimulate the process in outlying areas.

Projects Information for Study Visit

Housing Development at Lad Prao Canal Community “Kor Sor Bor Community Moo 5, Sai Mai District”

Kor Sor Bor Community Moo 5 is located along Song Canal in Sai Mai District (Lad Prao Canal) near Saphan Mai Market. Previously, this area was the location of Department of Airport Construction (Kor Sor Bor) but it was abandoned after the construction of airport was finished. People from different places, therefore, started to settle down in the area along the canal as it is situated near Saphan Mai Market which is advantageous to earn a living. For over 40 – 50 years, houses condition are dilapidated, however, most inhabitants are reluctant for houses improvement or renovation because of land in security.

It was until the Thai Government initiated “**Baan Mankong**” or City-wide Slum Upgrading Program that the inhabitants joined in the program for more secure and sustainable housing, as well as, better environment of the community.

Regarding the housing model, there are 4 different types as follow;

(1) Single storey town house (4 x 7 meters) price 184,119 Baht/unit	
(2) Two storey town house (4 x 7 meters) price 330,271 Baht/unit	
(3) Two storey twin house (4 x 7 meters) price 356,889 Baht/unit	
(4) Two storey town house (6 x 7 meters) price 501,301 Baht/unit	

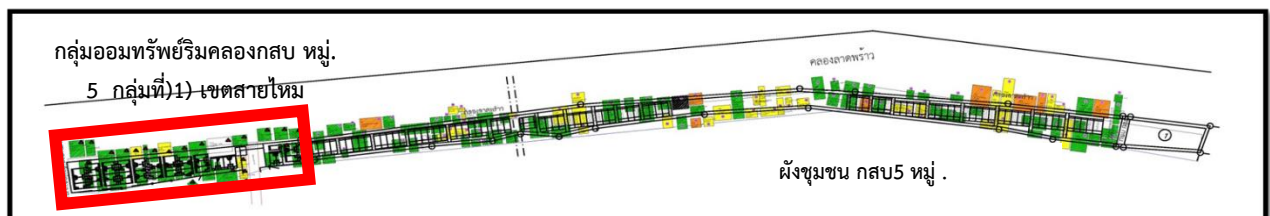
Kor Sor Bor Community Moo 5 comprises 3 groups 155 households, situated in the land of the Treasury Department around 8 Rai (3.2 acre). The Treasury Department offers the long-term land lease for 30 years with the rental fee at 1.50 Baht/2 meters Square /month. The construction is divided into 3 groups;

Group 1: 43 households, 40 houses have already been constructed.

Group 2: 27 households

Group 3: 54 households

Group 2 and 3 are now being prepared for housing reconstruction, including the central houses which will be accessible for the disadvantaged, elderly persons, persons with disabilities. Budget for central houses construction were contributed by the residents in a similar way as Sarn Chao Por Somboon Community. According to the work plan, housing reconstruction for Group 2 and 3 is expected to finish in midyear of 2018, with financial support from Community Organizations Development Institute (Public Organization) or CODI 43 Households will be subsidized in form of infrastructure (2,150,000 Baht), housings (1,075,000 Baht), assistance for affected people and opportunity lost (2,880,000 Baht), as well as providing budget for housing loan with 20-year installment and 4 percent interest rate/year (9,980,244 Baht).



BEFORE : Kor Sor Bor Community Moo 5

AFTER : Kor Sor Bor Community Moo 5

“**Hadlek Model**” located at Hadlek Municipal Sub-District, Klong Yai District, Trat Province. It was a pilot project for housing development supported by CODI on land of the Marine Department. CODI, together with local and provincial offices provide assistance for housing improvement, and community development in environment, economic and quality of life. Currently, individual housing renovation has been permitted by the Marine Department, however, community management must be carried out collectively or in cooperatives form.

The process of housing development started with the survey, focusing on the target group who faced difficulties in housing and settlement. The peoples process for sharing knowledge and public understanding were organized, including data collection . In the year 2014, there was some movement for the solution of housing problems for low-income people, however, it could not move on due to lack of coordination. Then, in 2016, the solution to this issue has been proposed by using “**Baan Mankong Project**” as a main tool and has been continually operated up to the present.

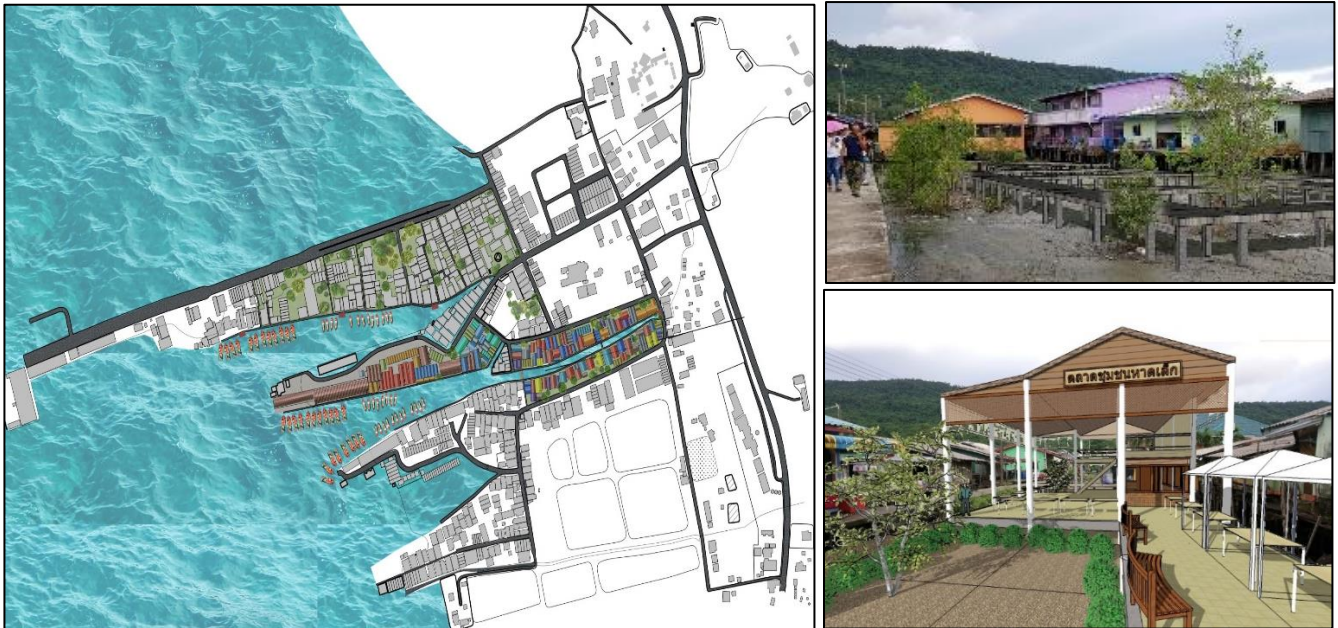
The solutions comprise 2 community-driven approaches as follow:

- 1) **Relocation** for solving of congestion since houses improvement or expansion are not possible on the Marine Department’s land.
- 2) **On-site Improvement** for reconstruction of buildings, public streets, as well as improving area condition.

Furthermore, improving community peoples’s quality of life is one of the top priorities. By supporting the tourism in fishery, community can help increasing career opportunities after fishing season. It is also correspond with government policy in developing area condition for Eastern Economic Corridor (EEC), including conserving natural resources and environment for sustainable community.

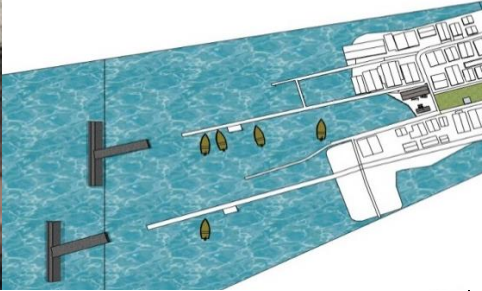
At present, the survey and information certification have been conducted for 814 households that face housing and settlement problems. The local communities have been certified by community enterprises and the Marine Department. Nowadays, 60 households have been affirmed to solve housing problems by receiving the permit to renovate their houses.

Community Plan/Housing Format



Before and After Improvement

Physical change	Before	After
Building Nature trail and preparing more areas for mangrove forest		
Providing Multi-purpose spaces/local shops for selling local products to tourists		
Providing spaces for breeding and nursing aquatic animals		

- Former plan: housing were scatteredly located in the land of the Marine Department	 
Building scenic view point in community	 
Improving footpath and landscape	 

Pakchong Municipality, Nakhon Ratchasima Province

Thai Government led by Prime Minister, General Prayuth Chan-o-cha issued the policy to re-examine land ownership and reclaim the areas under the Agricultural Land Reform (Sor Por Kor) from illegal occupants to be the farmland for poor peoples. The Agricultural Land Reform Office, together with CODI supports the allocation of housing and farmland in that area. Nowadays, the program has already been operated in 8 provinces, 18 projects and 1,468 households. In Pakchong Municipality area, 2 plots of land have been retrieved which are plot of land at Baan Nue and Baan Kok .

- **Baan Nue Sor Por Kor Land** covers the area of 99 Rai. The Agricultural Land Reform Office has allocated the land for poor farmers which has been separated into 3 parts as follow:

- (1) Land for living: 37 plots, 2 Ngan (800 Square Meters) /household
- (2) Farmland: 37 plots, 2 Rai/household
- (3) Central land for agricultural purposes and public utility: 60 Rai

- **Baan Kok Sor Por Kor Land** covers the area of 534 Rai. The land has been allocated for 85 households for farmers to use the land regarding to their families and occupations. It helps to create unity and role model in the family.

There are 3 main categories for land allocation; (1) Land for integrated agriculture for 51 households (2) Land for fruit and corn farms for 6 households and (3) Land for cattle farms for 28 households.

Housing and life quality development for farmers living in Sor Por Kor Land

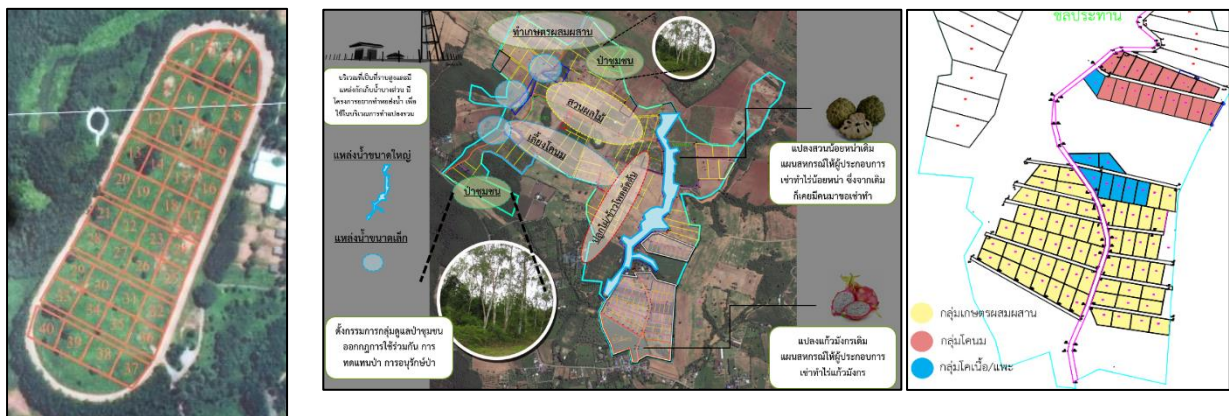
- **Baan Nue Sor Por Kor Land**

CODI provides assistance in housing and construction, creating the collective management system for the community, including improving life quality of the residents. Currently, 29 houses have already been constructed. Still, the challenges can be found in the communities regarding the permission to land use which cause the difficulties in electricity and water supply, as well as water scarcity for agriculture.

- **Baan Kok Sor Por Kor Land**

Baan Kok Sor Por Kor Land has the different way to encourage housing development that CODI can take part in community planning before the groups of farmers will be selected to live in this Sor Por Kor Land. The land has been allocated regarding to family relationship and occupation. Currently, each group of farmers can earn from 100 – 300 Baht/day from hot basil, sweet basil, celery and marigold farms. Occasionally, they earn more from planting banana, papaya, corn and potato. The farmers gain knowledge about farming via YouTube and from study visits to other areas. In addition, the data collection of farming has been continually conducted in order that they can use and apply the existing data to their farms.

Community Plan/Housing Format



Baan Nue Sor Por Kor Land



Baan Kok Sor Por Kor Land

Before and After Improvement

Baan Nue Sor Por Kor Land (Before)



Baan Nue Sor Por Kor Land (After)



Baan Kok Sor Por Kor Land (Before)



Baan Kok Sor Por Kor Land (After)



Thai Muslim Samakki Ban Munkong Housing Cooperatives, Limited, Klong Luang District, Pathum Thani Province

Formerly, the area was covered by the forest along Klong Nueng (Nueng Canal). Back at that time, the residents made a living from general employment. After more people were moving in the area, more houses were built. Due to limited space in the Klong Luang area, the residential community encroached on the canal. To solve encroachment problem, the community decided to join the housing development project “Baan Mankong” under the name “Thai Muslim Samakki Ban Munkong Housing Cooperatives Limited”. It also conforms to Thai Government’s policy on water resources management and Pathum Thani Model Project.

Currently, there are 100 household members from 169 targeted households.

The budget for the cooperatives has been approved for project development, comprising 4 types; (1) Budget for public utility improvement (5,000,000 Baht), (2) Budget for housing (2,500,000 Baht), (3) Budget for general management (125,000 Baht) and (4) Budget for housing loan (32,464,192 Baht). Nowadays, 98 two storey twin houses have already been constructed by the Cooperatives.

Community Development Plan comprises:

1. **Community organizations management:** encouraging savings and organizing meetings for members on a monthly basis.
2. **Design and construction:** laying plans for housing in the community in new plot of land. The land can be allocated for 98 land lots, 100 households.
3. **Assistance for economic and community fund:** promoting career opportunities through land allocation for market area.

ผังแสดงแบบบ้านในโครงการ



Na Phra Lan Ban Munkong Housing Cooperatives, Limited, Saraburi Province

Na Phra Lan Ban Munkong Housing Network is in Na Phra Lan District, Saraburi Province. Almost 90 percent of its area is covered by high plains and mountain and most of its communities encounter issues of land tenure security which results from long-term squatters and poverty. In consequence, residents started to group and work together and community organization started to address the issue of tenure security in several ways. In January, 2007, a saving group was formed, later, on 23rd May, The Na Phra Lan Collective Housing Cooperative Limited was established to be the core mechanism for solving problems of housing security. Currently, there are 255 members from 7 communities.

Recognizing that security, land use and land management is essential to successful housing development, Na Phra Lan – Baan Mankong Housing Cooperatives has continuously developed and integrated saving fund in solving other relevant issues such as welfare and urban fund.



Nakhon Sawan Municipal Baan Mankong Housing Program

There are 71 communities or 16,319 households in Nakhon Sawan Municipal Area where most of the houses are on State Property, Temple's, Office of Buddhism's, and private land etc. When housing insecurity is a community concern, housing development network has been accompanied by relevant organizations and CODI to established Collective Housing Program or Baan Mankong since 2004. The Program has focused on the concept and practice of community-centered approaches aiming to address housing problem as well as improve the quality of life for residents.

Since its establishment, housing problems of 2,785 households in 26 communities has been resolved by repairing and reconstruction. Some of the achievements are as follows

- **Ronnachai Community** is located near The Chao Phraya River and Municipal Fresh Market. Its 2-Rai area and 180 community members have trespassed on the land of Grand National Treasure Bureau for over 60 years. A saving group was formed by its residents in 1995 and registered as Housing Cooperative with 62 members, afterward. The amount of Coop's savings is approximately 1,000,000 THB. It is now in the process of constructing its first 54 houses and improving another 3 houses.
- **Sawan-Muang-Mai Community** is located behind Office of the Provincial Public Prosecution. 102 Collective Houses have already been constructed, consisting of 6x8 single storey houses



and two storey houses of which the price range is 290,000 - 380,000 THB. CODI approved the total amount of 26.5-million baht loan (230,000-300,000 bath : each) and provide 23,000 THB Support Grant for each house while community members contribute 37,000-57,000 THB (per house). Moreover, CODI supports 10.5 million baht for land filling, Landscape renovation, Sewage Disposal. In addition, housing development network has encouraged about 20 disadvantaged people in community, including youths who had drug-related problems and unemployed persons, to train and work in constructions as paid-apprentices.



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