

Context of La Presita

Look and Listen! Design and Build!

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A Two-Week Workshop Abroad JANUARY 2008

Week One

LOOK AND LISTEN - Understanding the Context

Assessment of an innovative, self-help low income housing project initiated in the 70s by FUNDASAL. The 900-unit project was one of the first World Bank funded 'Site and Services' type of housing projects, with an innovative 'clustered' land development pattern.

Assessment will be at three levels:

- House construction and expansion: How was it constructed (self-help, artisan, contractor)? What materials and equipment was used? What were the priorities of expansion?
- Family cycle: How did the family circumstances parallel the expansion of the house? How did family size, income, affect the family decisions on expansion?
- Cluster unit: Did the social grouping 'work'? Does the pattern reinforce community cohesion, along with efficient spatial planning advantages?

The outcome would be a documented summary of the family 'stories', a summary of the stages of the building expansion, along with materials used, techniques; and a graph summarizing the growth of the house with the family circumstances.



Week Two

DESIGN AND BUILD - Constructing the start

Focus would be the development of the new Perquin Educational Opportunities Foundation, a newly formed group establishing a K-12 educational program, along with an extensive community support program.

Three tasks are planned:

- Design of new educational complex on the 20 acre site donated to the Foundation.
- Design of a initial structure. The specific building will be determined after arrival.
- Construction of a 'starter component' of the educational complex to begin the establishment of the Foundation.

The outcome would be a preliminary spatial plan of the Foundation, showing necessary buildings along with a preliminary construction program. A more detailed design of an initial starter structure would be prepared, and the first steps in the construction would be realized.

Support for the Foundation has the possibility of a long-term, multi-year endeavor.



Look and Listen:

Case Study La Presita, San Miguel

A revisit of the 'site and services' concept by Fundasal, funded by the World Bank in the 70s



1973(?)



1977 (?)



Some background

- Project by NGO FUNDASAL, a pacesetter of the new low-income housing paradigm in the 70s. The project was seen as the first (of four) projects by the World Bank to test the then-new concept of 'Site and Services'. (Senegal, Zambia, Philippines)
- The new concept institutionalized squatter settlement: self-help house construction but with legal tenure and phased infrastructure\
- MIT alumni was designer of the project, where innovative cluster layouts, staged infrastructure and starter core housing were explored. The design tested the concepts developed at MIT
- Managers of FUNDASAL were later MIT alumni, later World Bank VPs, etc.



La Directiva

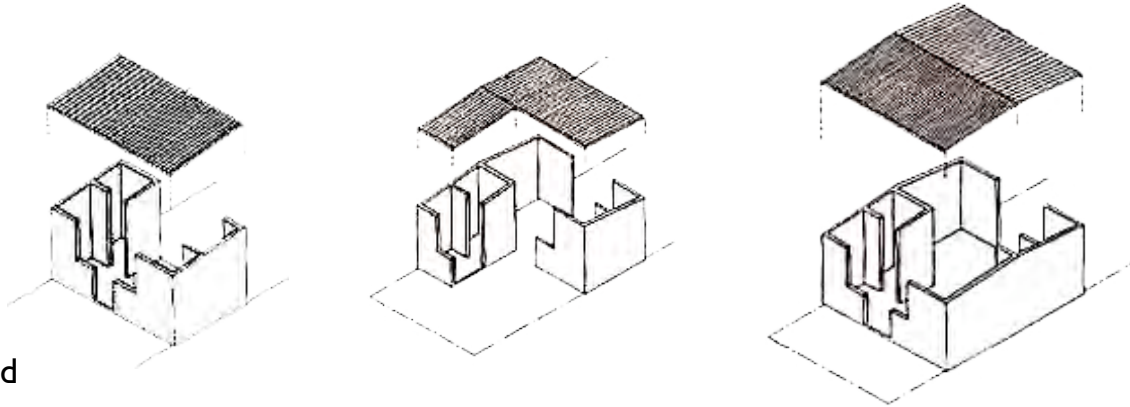


MIT Team + Community

Look and Listen:

I - Q: Did self-help progressive development of housing 'work'?

Core House
'Starter'
Options
With water, sewer and
electricity



Which was best?
Note: bigger the unit the
higher the initial cost and
the less affordable to the
low income....



After many years,
look
what happened!

*How did
they do this?*

*How can we professionals
contribute?*



Example from similar
project in El Salvador

Some Housing Highlights

- Starter cores built by mutual aid with participation of whole family, 15-20 families - 'sweat equity'
- Participant families selected through a long vetting period
- Support by Fundasal for 2 years only



1



2



3



The start



Didn't do well...



Gone to the US...



Making it a home





Elementary School



AREA EQUIPAMIENTO SOCIAL 6 x 1000	AREA DE ESCUELA	2,377.89 M2	3,402.28 V2
	UNIDAD DE SALUD	1,988.47 M2	2,845.10 V2
	AREA DE IGLESIA	1,134.15 M2	1,622.74 V2
AREA DE CHALET		86.02 M2	123.08 V2



Community Facilities LA PRESITA PLAN

Main Streets

Interior Streets



FRANCISCO SALVADOR PARAMERO

Problema nivel básico

QUEZADA

TENAFESAL

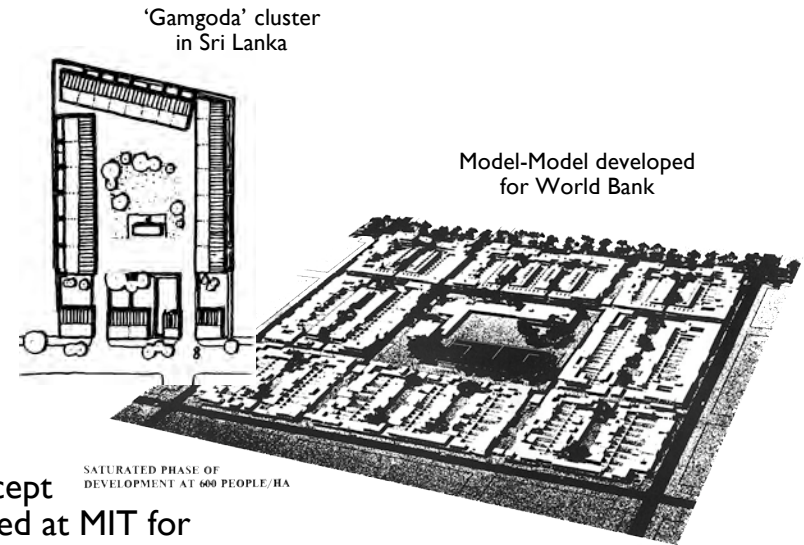
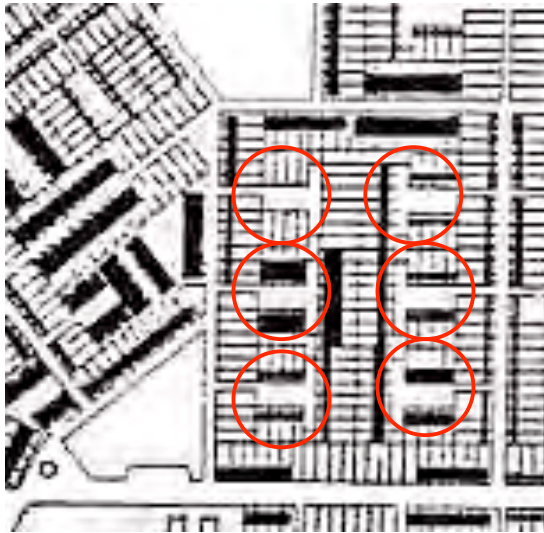
JULIO QUE

CUADRO DE AREAS GENERAL			
AREA UTIL. 1,216 LOTES		101,176.21 M2	144,763.78 V2
AREA VERDE RECREATIVA		7,454.11 M2	10,865.34 V2
AREA DE PROTECCION Y ECOLOGIA		22,452.43 M2	32,167.86 V2
AREA COMUNITARIA		813.84 M2	1,164.44 V2
AREA EQUIPAMIENTO SOCIAL	HINDER	2,495.99 M2	3,857.42 V2
	ESCUOLA	2,377.89 M2	3,402.28 V2
	UNIDAD DE SALUD	1,988.47 M2	2,845.10 V2
	AREA DE IGLESIA	1,134.15 M2	1,622.74 V2
AREA DE CHALET		86.02 M2	123.08 V2

Streets LA PRESITA PLAN

Look and Listen:

2 - **Q:** Did the innovative 'cluster' layout support social interaction and benefit city management?

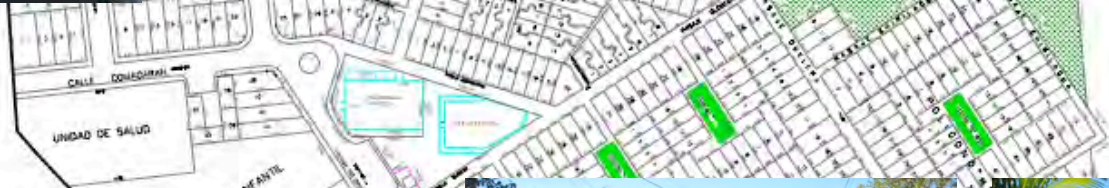


Concept studied at MIT for World Bank

SAURATED PHASE OF DEVELOPMENT AT 600 PEOPLE/HA

Examples from similar project in El Salvador





36 clusters of 12-15 families



Clusters LA PRESITA PLAN

Look and Listen:

3 - Development thinking is returning to 'site and services' projects as a key preventive measure for the coming urban boom.

Q: Does the past experience support this strategy?

Selected References:

Progressive Development and Affordability in the Design of Urban Shelter Projects. Douglas H. Keare and Emmanuel Jimenez. World Bank Staff paper Nr. 560. 1983.

El Salvador: Fundasal Projects. Mauricio Silver, George Gattoni. In: *The Architectural Review: Third World Housing*, August 1985, Vol. CLXXVIII Nr. 1062.

Things to Consider

- Design matters - what you do first important
- Move utilities to back of lots at beginning
- Limit car access, consider public transport at start
- Better design of public space
- More commercial space
- Mind the edges
- Consider measures to make houses earthquake proof
- Mechanisms for collectively purchased materials
- Plan and finance for major infrastructure improvements
- An effective mechanism for preservation of affordability
- Low cost credit
- Sustain tradition of community
- How to deal with vacant properties
- Better systems of leadership and administration at community level
- Role of Fundasal after development

Some issues

- Commodity vs home
- How much support - 'handholding' - to provide?
- First cost vs What needed - Who/how decided?
- Is 'skimming' a necessary policy?
- How should future city growth/expansion feature?

	Stage I <u>Move in</u> Complete initial starter core	Stage I <u>Consolidation</u> Expansion of home	Stage III <u>Maintain</u> <u>community</u>
Problems			
Support needed <i>(Who will do this?)</i>			
Support helpful <i>(Who will do this?)</i>			