

## Houses-on-Stilts SANAGMANA Housing Project

*People's planning process | Planning and architectural design services*

**Location** : Barangay Tanza, Navotas City

**Date** : February 2002 - 2007

**Client** : Samahan ng Nagkakaisang  
Maralita ng Navotas  
(SANAGMANA)

### Project partners

- Community Organizations of the Philippines Enterprise, Inc. (COPE)
- Urban Poor Ministry (UPM) of San Roque Parish, Diocese of Caloocan

### Consulting partner

- Planning Resources and Operations Systems (PROS)



*Sanagmana community in Tanza, Navotas (2007)*

### Project brief

Samahan ng Nagkakaisang Maralita ng Navotas (SANAGMANA) was a federation of informal settler communities living in flood-prone Navotas City and facing demolition and off-site relocation due to government infrastructure projects. Sanagmana proposed in-city relocation on marine ponds in Barangay Tanza. In 2004, assisted by COPE and UPM of the Diocese of Caloocan, Sanagmana was under negotiation with the Department of Public Works and Highways (DPWH) to purchase and develop the site into a resettlement area on water with houses raised on stilts. TAO-Pilipinas coordinated the technical support needed to come up with plans for the proposed alternative housing concept.

A master plan for a four-hectare pilot area for Housing-on-Stilts or HOS was initially developed by Planning Resources and Operations System (PROS) with various technical consultants. The plan featured a grid layout of elevated houses over fishpond waters that flowed into Manila Bay. The sewage is treated through a constructed wetland water treatment system designed by volunteer environmental engineer Andy Ana. Marine-based livelihood was considered for the community. However, funding from DPWH for the pilot project did not materialize. Sanagmana then found and negotiated for a 1 hectare reclaimed fishpond, still in Tanza, as its new relocation site.

By 2006 a new site development plan was created after a series of participatory planning workshops and consultations. The houses-on-stilts concept was retained in response to perennial flooding of the site. A model housing unit was constructed using alternative materials (micro-concrete roof tiles, cement-bonded boards, and plastic septic vaults) and incorporating disaster-resilient design and construction. As families evicted from Marcos Highway, Sipac Almacen, Little Samar and Letre started to construct temporary houses in the area, TAO also facilitated trainings in community-based solid-waste management and community-based disaster risk management.

In 2007, a crisis arose as Sanagmana members learned of misuse of funds by their president, revealing that lot payments were not being remitted to the landowner. This caused distrust and divisiveness within the organization and at this point TAO reserved technical assistance. Many members eventually broke away from the organization and in 2009 they formed a new group to establish the MASAGANA of Navotas Neighborhood Association. Masagana continued the struggle for security of tenure and housing with the support of TAO-Pilipinas. (*See Project 0902.*)

### Project outputs

- Subdivision Plan

{ End of Project **0402** Profile }