



# PAKISTAN

## USING ACCA A LITTLE DIFFERENTLY, BUT TO BRING ABOUT THE SAME ENDS

In Pakistan, 40% of the national budget goes into servicing its \$97 billion debt, 40% goes to the military and 15% is used to run the government, leaving scarcely 5% of the budget for the whole country's physical and social development! It's no surprise that in a country where the government's contribution to development is almost invisible, self reliance is the default setting for the country's urban poor, who do everything themselves: land acquisition, town planning, housing, infrastructure, schools and clinics. The work of groups like the Karachi-based Orangi Pilot Project (OPP) and its many spin-offs have helped poor communities in cities across the country to systematize this self sufficiency to the point where it has become almost national policy - especially with sanitation. Several of these groups are using the ACCA Program in unusual ways, to support the processes which nurture and assist these self-reliant and self-financed community development initiatives.

ACCA is supporting the modest organizational costs of OPP partner organizations in sixteen cities and towns (under five projects), to replicate the OPP's "component-sharing" model in those cities, in which poor communities design, build and pay for their own low-cost sewers and household toilets in their lanes, the partner organization provides technical and organizing assistance (including helping map the settlements, plan and engineer the infrastructure and design low-cost houses) and the government provides the trunk sewers to drain the lane sewers which people build. In these projects, the ACCA support in Pakistan is turned inside-out, to some extent: instead of funding the physical improvements themselves - as in other countries - ACCA is giving extremely modest support to these small technical support organizations and the community people finance and construct all the physical improvements themselves. But the end result is the same: improved infrastructure and housing for thousands of urban poor families. In Pakistan, the ACCA support amounts to only 6% of the value of these infrastructure projects, which means an investment of just \$199,300 unlocked over sixteen times that amount of resources. (see table below)



### ACCA in PAKISTAN :

#### PROJECT CITIES (total 6)

- Rawalpindi (AHKMT)
- Karachi (OPP-RTI + TTRC)
- Bahawalpur (HAMET)
- Ranjanpur District (AHKMT)
- Lodhran (RACE)
- (+ 13 OPP outreach towns)

#### SMALL PROJECTS

Small projects approved : 197  
In number of cities : 25  
Total budget approved : \$232,600

#### BIG HOUSING PROJECTS

Big projects approved : 4  
In number of cities : 4  
Total budget approved : \$170,000

#### SPECIAL PROJECTS

- Expanding OPP-style sanitation to 9 + 10 new towns, \$70,000.
- Floods in Sindh and Punjab Provinces (OPP), budget \$85,000.
- Earthquake in Balochistan (URC), budget 75,000.
- Housing research Lahore, \$6,000.
- Housing study (Arif), \$7,500
- Karachi old town study, \$16,000.
- Eviction watch (URC), \$20,000.
- Support to TTRC, \$5,700.

#### SAVINGS & CDFs (in 16 cities)

Savings groups : 160  
Savings members : 3,806  
Total savings : \$73,880  
No CDFs yet in Pakistan

#### IMPLEMENTING GROUPS

- Orangi Pilot Project Research and Training Institute (OPP-RTI)
- Dr. Akhtar Hameed Khan Memorial Trust (AHKMT)
- Technical Training Resource Center (TTRC)
- Urban Resource Center Karachi (URC)
- Research & Awareness for Community Empowerment (RACE)
- Hafeez Arain Motivational & Empowerment Trust (HAMET)
- Heritage Cell at NED University, in Karachi

### CONTRIBUTIONS TO SMALL ACCA PROJECTS in PAKISTAN

City	Type of projects	# of households benefitting	BUDGET CONTRIBUTIONS TO THE PROJECTS (US\$)				Total Budget
			from ACCA	from community	from gov.	from others	
Rawalpindi	165 lane sewers + 2,000 household latrines	4,342	35,000	67,500	43,522	0	146,022
Bahawalpur	193 lane sewers + 1,072 household latrines	6,780	20,000	45,848	453,000	127,200	646,048
Lodhran	43 lane sewers + 572 household latrines	3,161	9,300	22,694	27,158	0	59,152
Karachi goth settlements	lane sewers + household latrines + mapping 85 goths	29,339	35,000	18,600	2,182,777	0	2,236,377
OPP outreach to 13 new towns	195 lane sewers + 3,035 household latrines	3,035	70,000	103,652	82,950	0	256,602
Floods in Sindh and Punjab	150 handpumps + 13 schools + 19 village medical camps	61,950	20,000	0	0	33,000	53,000
Earthquake in Balochistan	17 handpumps + 6 bore wells + 5 water storage facilities	2,744	10,000	5,200	0	33,000	48,200
<b>19 cities / towns (includes 770 villages and settlements)</b>		<b>111,351 households</b>	<b>\$199,300 (6%)</b>	<b>\$263,494 (8%)</b>	<b>\$2,789,407 (81%)</b>	<b>193,200 (5%)</b>	<b>\$3,445,401 (100%)</b>



**TECHNICAL SUPPORT :** The technical support for many of these infrastructure projects comes not from engineers and architects, but from young people from the communities, like those at TTRC in Orangi, who are trained in surveying, mapping, planning, cost-estimating, house design, drainage and school upgrading.





# “One room with a roof”

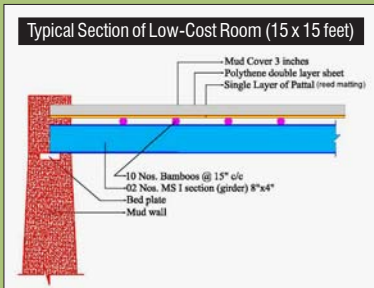
**Two groups use the same strategy to help as many disaster-affected families as possible to rebuild their own basic shelters . . .**

The five years during which the ACCA Program has been implemented in Asia have seen increasing numbers of storms, floods, earthquakes, volcano eruptions, tsunamis, landslides and other disasters, and groups in several countries have used special ACCA disaster support grants to find more people-driven ways of recovering from them. Pakistan has experienced an especially heavy burden of disasters in the last few years, and two of them have inspired long-time ACHR friends in Karachi to adapt some of the strategies that have helped poor communities to improve their sanitation to help flood and earthquake-affected families rebuild their houses in quick, communal, efficient and low-cost ways:

## 1 INDUS RIVER FLOODS in 2010: OPP-RTI helps 10,894 flood-affected families rebuild their houses

The catastrophic 2010 floods along the Indus River killed 1,700 people and drove 20 million already poor villagers into deeper poverty, when the floods destroyed their houses, washed away their crops and cattle and submerged large swaths of the country for months. After the initial relief phase, the focus of the OPP-RTI's ACCA-supported project was to help families coming back to their ruined villages from the relief camps (most of whom were then still living in donated tents on the rubble of their former houses) to build at least a one-room house with a proper roof over it, so they could have a safe and sturdy place to live, out of the elements, as they began the long and arduous task of rebuilding their devastated houses and villages.

Most families could build the walls themselves, using mud or bricks salvaged from their ruined houses, with simple mud mortar. But the roofs were a little more difficult, without any materials. So the OPP-RTI decided to use the funds (which were channeled through 22 of their local partner organizations) to provide kits of materials to help families cover these self-built rooms with sturdy roofs. In Sindh and Punjab provinces, which are hot, arid places, standard tin-sheet roofs can turn a house into a raging furnace. So the OPP instead helped families to put up the kind of flat roofs people there have built for centuries, which are strong, well-insulated, easy to repair and can be constructed with cheap, locally-available materials.



In these traditional layered roofing systems, which vary slightly from village to village, the exposed top is plastered with 3 inches of mud mixed with rice husk (for insulation and cooling), over a double layer of polythene sheeting, which rests on a single layer of “patta” reeds, which lay across bamboo poles, which in turn rest on two or three steel girders which span the room below. The bamboo poles, steel girders, plastic sheets and bundles of “patta” reeds could be delivered in a truck to each family, as a ready-made kit of parts, so all they had to do was assemble it on top of their four walls, and then plaster the

top with mud. The whole thing could be finished in a day. The materials to cover a 4.5 x 4.5m room with this roof cost just 14,000 Rupees (US\$ 165). The \$60,000 from ACCA helped to start the project, and within a year, the OPP-RTI had been able to leverage additional donor funds to help 10,894 families, in 1,023 flood-hit villages, to build their “one-room-with-a-roof”, and also to repair some 500 damaged hand-pumps.



A woman in the flood-ravaged village of Daulatpur mud-plasters the walls of her reconstructed one-room house, and gathers with her family in the same house once they have put on the new roof.

## 2 BALOCHISTAN EARTHQUAKE in 2013: URC and TTRC team up to help 425 families rebuild their houses

In September 2013, two powerful earthquakes hit Balochistan - Pakistan's poorest, most vulnerable and most neglected province, near the Iran border. The earthquakes affected some 300 villages, where 825 people were killed, 46,000 houses and 200 schools were completely destroyed and 280,000 people were made homeless. The worst damage was in Awaran District, which was closest to the quake's epicenter. In the weeks that followed, the Karachi Urban Resource Centre (URC) and the Orangi-based Technical Training and Resource Centre (TTRC) quickly gathered and distributed some initial relief and medical supplies to groups they knew in the area, and then initiated a community-led process in several of the worst-affected villages in Awaran District which used the same “one room and a roof” strategy which the OPP-RTI had used in the floods project two years earlier, but the local materials in this area were different.

As in the earlier project, the villagers constructed the walls of a single 4.5 x 4.5m room themselves, using mud and stones and whatever rubble they could find on site. Then the project assembled and delivered to the site a ready-made kit of roofing materials (which cost \$130 per house) with which they could then construct a traditional bamboo and wild-palm roof over that single room, so the family would have at least one sturdy, weather-proof room to live in as they began the long process of rebuilding their lives and villages. All the labor was provided by the communities. The \$60,000 from ACCA helped to start the project, and mobilize a matching amount of \$66,000 from the communities. Within five months, 425 houses had been rebuilt. The project also provided some small grants to help these communities repair 19 hand-pumps, install 2 motorized water pumps, dig 4 bore-wells and develop 5 communal water storage facilities.



## Saving Karachi's Goths : OPP-RTI helps 1,800 peripheral villages to foil land grabbers and secure their ancestral land . . .

There are about 1,800 traditional "goth" villages within the Karachi metropolitan area. Once upon a time, these old settlements were rural farming villages and are still occupied mostly by poor, indigenous people, with only traditional forms of "sanad" land use rights and no title deeds to the land they've occupied for generations. With land values skyrocketing in Karachi and urban development and land speculation expanding rapidly into these peripheral areas, the goths are increasingly being targeted for eviction by the city government and the real estate mafia.

The support from ACCA has been helping OPP-RTI to work with these communities to survey and map their settlements, research the land ownership, set up savings groups and youth technical support units, develop their infrastructure, improve their houses and advocate for secure tenure with the government.

Soon, these vulnerable settlements found themselves to be in a stronger position, because the government had no information to match the detailed survey maps the OPP-RTI was helping the people make. Later, the OPP-RTI used a \$40,000 ACCA big project grant to set up a cooperative housing loan fund, which gives small loans of maximum \$300 per family to build or repair their houses - especially in cases where people's houses have been unlawfully demolished in the tenure struggle. The loans are made in batches, and the repayments are managed collectively by the women's savings groups.

In February, 2012, the good news came that all this work of mapping, research, advocacy and support to people's efforts had paid off: the Government approved land titles for 977 of these goth settlements, and also approved Rs. 128 million (US\$ 1.3 million) for two big OPP-RTI designed projects for the trunk sewers and drains in 30 big goths and 10 other settlements.



**WHO DOES THE MAPPING?** We are mixture of people living in communities, people having community-based organizations and technical support organizations - and all of us do mapping together! We are all Ninja Turtles of mapping! And these are highly professional maps. They begin as rudimentary sketches or "walking maps", but then we link them up with Google satellite images. We don't know anything unless somebody shows us a map!  
(Perween Rahman)

## "We are all NINJA TURTLES of mapping"

On March 14th, 2013, the terrible news came that our old friend, the extraordinary and courageous Perween Rahman, activist and architect and director of OPP-RTI, had been killed in Karachi by masked gunmen, on her way home from work. She was 56 years old. Just two weeks before her death, Perween was with us in Bangkok for a big ACHR regional gathering - one of the rare meetings this busy and committed woman agreed to interrupt her work in Karachi to attend. During that meeting, in a special session on community surveys and mapping, Perween made a delightful and inspiring presentation about the maps they have been making and using for the last 32 years in Karachi and other parts of Pakistan, and the role maps have played in making significant change by people. Although we couldn't have known at the time, this was Perween's farewell message to her friends in Asia. And it was a message full of hope and progress and real change - not just for poor communities in Pakistan, but for communities and their supporters around the world who have learned from her. Here are a few morsels from that presentation:

**W**hy are maps important for us? Maps are to our work what x-rays are to a doctor's: they tell us where the problems are and how to resolve them. We began mapping Orangi in 1982. Orangi is a town in Karachi with 113 settlements and 1.5 million people in it. At one time, we thought about hiring consultants or professionals to do it. But no, we thought, they would just go into a settlement and do the work, without interacting much with the community. For us, it was important that we do the mapping - we who were in the community - so that the map could help us get the community youths involved and help everyone understand the community. We first mapped the sewers and drainage and water lines in Orangi, as well as clinics, schools and block-makers yards.

Let me tell you, everywhere in Pakistan there is self help. We sometimes think, *Where is the government?* And that is because 85% of Pakistan's entire government budget goes into repaying the country's IMF and World Bank loans and to defense, so there is hardly anything left for the people, hardly anything left for development. That's why people do lot of self-help, because they need to survive. They lay their own sewer lines and water lines, they set up their own schools and clinics. And of course they do their own businesses and build their own houses. So for us, it was very important to understand who was doing what: was it a government sewerage line or a people-laid sewerage line? The kind of information we gathered and mapped spanned every sector in Orangi, and all the actors involved. That mapping now spans the entire city.



**Mapping the rural "goth" settlements in Karachi :** Today we are involved in mapping those settlements which about six years back were known as "rural villages." But when we mapped them, we found that they are no longer villages, they are urban. First we made "walking maps" of these settlements by walking through them, then we marked them on the Google satellite maps and put the two together. We worked together with the residents, the goth elders and community activists, and we were able to map each and every goth settlement. The government's data showed that there were only 400 of these goth settlements. But our mapping showed that there are more than 2,000. In fact, just knowing that there are 2,000 such settlements, we and many of our partner organizations were able to advocate to everybody. The idea of our advocacy was to make the government understand that it's too many communities - you cannot just evict them. These communities are a *fait accompli* - you can't do anything about these old settlements, so you might as well give them land title.



We started mapping all these goth settlements in 2006, and in February 2012, the government announced that almost half of these urban goths villages - 977 of them - were to be given the land title. *And it was the maps that did it. Just the maps!* I remember one thing: all of us were talking with the elders in these villages, and we asked, if it is so important, why didn't they lobby for land tenure before? They said that when they used to go and lobby without a map, nobody thought it was very serious, nobody took them seriously. But when they went with the map, "With the map we became visible. The map made us visible. And the map made the government take us seriously." That is the power of the map.





# 3 special projects in **KARACHI** :

Since Perween was killed last year, things have not gotten any better in Karachi. After another OPP activist was shot dead, and an attempt was made on the life of the OPP's new director, the OPP was forced to abandon the office they built 22 years ago and move in temporarily with the URC, in a safer part of town. Some suspect these attacks may be related to the work the organization has done to expose land grabbers and illegal water hydrants operating in the city (which work includes the OPP's project to survey and map the traditional goth settlements on the outskirts of Karachi and use the maps to lobby the government for land tenure). "There are people of all political affiliations benefitting from these illegal rackets, so it could be any one of these groups. There is money everywhere and practically no semblance of state, so we make enemies whenever we publish reports on such illegal activities," said one OPP staffer. The list of problems goes on: bombs continue to explode, the Taliban continues to take over parts of the city and target those they consider ideologically opposed to them, and rival criminal gangs in Lyari Town continue to fight for control over the area, where hundreds of families – particularly Christians - have been attacked and forced to leave their houses. It's hard to imagine a more difficult situation, and yet in the midst of all these calamities, our friends in Karachi continue to do their good work, which includes these special ACCA-supported "action research" projects:

## **1** SAVING KARACHI'S HISTORIC CENTER and its lively neighborhoods from the wrecking ball

The historic core of Karachi constitutes less than 5% of the city, but in that small area, hundreds of beautiful buildings and a very rich heritage and vibrant urban life is still intact. Only about 5% of these buildings are what could be called "monuments" - the other 95% are ordinary buildings (mostly from the British colonial period, not from the long, long earlier history of the city) where all kinds of people - poor and rich - live and work. In 1994, an NGO surveyed 600 historic buildings and got the provincial government to list them on Karachi's first heritage list. But there were lots of problems getting government organizations to help protect these buildings and getting building owners and residents involved in conservation, and many of these buildings have been demolished. In 2009, the Heritage Cell at NED University "re-surveyed" those 600 listed buildings and identified and documented another 969 as worthy of preservation. All these buildings have now been listed by the Government of Sindh and are protected parts of Karachi's heritage. But the negative reactions to the process continue: from building owners afraid they can't do anything with their buildings and haven't got funds to restore them anyway, and from tenants afraid of being evicted for boutiques. The professors, students and architects at NED have used a \$16,000 "action research" grant from ACCA to develop a more participatory process among the owners and tenants and occupants in three pilot areas, to motivate local communities to develop their own plans for conserving their buildings and neighborhoods.



## **2** EVICTION WATCH works with community networks to stop evictions and lobby for better relocation policies

The Urban Resource Center (URC) has been monitoring evictions in Karachi since 1992. Since then, more than 41,000 houses have been bulldozed by various government agencies and 286,300 people have been displaced - most without any compensation or alternative shelter or land. In the few cases where there has been resettlement, it is so badly planned that it impoverishes people. There is a lull in evictions now, but the threat of eviction continues to loom over the city's poor communities, as land-grabbing, real-estate development and mega-projects keep expanding. As a result of intense research, lobbying and public discussion by civic groups, media, NGOs and organized networks of affected communities - in which the URC has played a key role - the government has taken some steps which make poor communities in Karachi a bit more secure, including changing the cut-off date for regularization of poor communities and providing them with land titles, giving land titles to the peri-urban "Goth" settlements and providing compensation and resettlement when development projects cause displacement. These hard-won policies have brought considerable relief among poor communities across the city. But the government-managed resettlement process has been a disaster, and the URC has been using a \$20,000 grant from ACCA to understand the problems of resettlement and support networks of poor communities in their battle for better resettlement policies - particularly under two major eviction-causing boondoggles: the Lyari Expressway and the Karachi Circular Railway.



## **3** UNDERSTANDING KARACHI'S CHANGING HOUSING SITUATION and what those changes mean for the poor

How do poor people get housing today? Most poor people in Asian cities used to either squat or live in informal settlements. Governments either regularized these settlements, evicted them or relocated them. Today most NGO and CBO work is around preventing evictions, making relocations more humane and upgrading informal settlements. But how do the poor people coming into the cities today acquire shelter? This is an important question because the socio-political and economic environment in Asian cities has changed: squatting is becoming more and more difficult, land is no longer affordable to the poor or lower-middle income groups and most countries no longer implement social housing projects at all. Evidence suggests that more housing for the poor today is acquired through densification of existing settlements (which creates unacceptable social conditions), development of rental units in existing settlements with no tenure security or formal real-estate developments offering tiny rooms of just 20 - 25m<sup>2</sup> for entire families to live in. Evidence also suggests that there are major differences between new and old settlements. The old settlements were places of hope, where community organizations were supported by NGOs to build and access infrastructure and security of tenure. The new ones are desperately poor in an age of inflation and food insecurity, and NGOs are providing charity instead of development to them. The Karachi-based architect Arif Hasan is using a \$7,500 grant from ACCA to explore the issue of how people acquire housing today in a more detailed and analytical way, in Karachi and a few other Asian cities, where he is collaborating with key local groups working there.

