สถาบันพัฒนาองค์กรชุมชน
COMMUNITY ORGANIZATIONS
DEVELOPMENT INSTITUTE

Course Outline
1. Course Title:
Community-Led Housing Development and Collective Housing in Thailand

2. Duration:
15th – 21st July 2026 (7 Days) On-site Training

3. Background:

Thailand presents a globally significant example of collective community driven housing development through the **Baan Mankong Program (Secure Land and Housing)**, implemented nationwide by the **Community Organizations Development Institute (CODI)**. This large-scale initiative spans over **300–400 towns and cities** across urban and rural areas and is supported by a broad network of community organizations and local partners.

What sets this model apart is its **bottom-up, people-centered approach**, where low-income communities are the main decision-makers and implementers in planning, financing, and managing their own housing solutions. This has enabled inclusive, sustainable development that goes beyond housing—linking to livelihoods, social welfare, environmental improvement, and local governance.

Unlike conventional top-down or market-based housing delivery systems, this approach **empowers** collective action and long-term cooperation **between communities and government.** It provides a scalable and adaptable model for addressing housing needs while contributing to several Sustainable Development Goals (SDGs), such as poverty reduction, inclusive cities, and climate resilience.

CODI has extensive experience and institutional capacity in implementing community-driven housing at scale. With decades of hands-on work and continuous learning across diverse communities in Thailand, CODI offers **practical knowledge, case-based insights, and structured learning processes** that make it a strong facilitator for international training. This program builds on CODI's track record in

hosting study visits and knowledge exchanges, providing direct access to real implementation through community innovations and partnerships that support inclusive housing development.

4. Objectives:

1. Provide participants with practical understanding of Thailand's community-driven housing model, including its institutional framework, process, and impact.
2. Build participants' capacity to design, adapt, and apply housing strategies for low-income communities, with focus on inclusion, participation, and local ownership.
3. Facilitate knowledge exchange and learning among international practitioners, policy-makers, professionals and community leaders.
4. Promote the creation of a sustainable cooperation network among countries working on low-income housing development and inclusive urban development.

5. Course Contents:

The training course is structured around five key modules that reflect Thailand's practical experiences and strategic approaches in community-led housing development:

- **People-Driven Process**
  Introduction to the core principles of community driven housing. This module explores the rationale and impacts of placing the most affected people—those experiencing housing insecurity—at the center of planning and implementation. Participants will learn how communities can become owners, designers, and implementers of their own housing development projects.
- **City-Wide Development**
  A comprehensive approach to upgrading and planning housing at the city level. This module focuses on tools and strategies for data collection, spatial analysis, stakeholder negotiation, and building collaborative mechanisms with local governments and agencies to address housing needs across urban areas.
- **Community Finance**
  Designing flexible and inclusive financial systems that enable low-income households to access resources. This session focuses on community savings, collective funds, and financial tools tailored to empower informal settlements and marginalized communities.

- **Community Organizations**
  Strengthening community groups and grassroots institutions. This module discusses the formation, function, and long-term sustainability of community organizations as fundamental actors in driving housing and social development. It covers leadership, governance, and community mobilization.
- **Participatory Design**
  Applying participatory architectural and planning tools to engage residents in the design process. This module introduces methods for co-designing housing and neighborhood improvements that reflect the needs, aspirations, and cultural contexts of the community.

6. Participants' Criteria:

This course is designed for professionals and practitioners working in the field of housing, urban development, and community empowerment. Ideal participants include : Government officers, NGO staffs, community leaders, academics, graduate students, architects, engineers, planners and urban development professionals working on housing, planning, or community development with an interest in participatory and inclusive approaches.

- At least **2 years of professional experience** in a relevant field
- **Nomination by a relevant organization or institution** (e.g., government agency, academic institution, NGO)
- Strong interest in learning and sharing practical experiences on community-led housing
- **Proficiency in English** (speaking, reading, and writing)

7. Attendance and Evaluation:
- Minimum 80% real-time attendance
- Active participation in interactive sessions
- Presentation and final report

8. Venue:
CODI Office and community sites in Bangkok and surrounding provinces, Thailand

9. Expected Results:

1. Gain a practical understanding of Thailand's people-driven housing development model, including core elements such as community organization, finance systems, and participatory planning.

2. Be capable of applying acquired knowledge to design pro-poor housing development plans that reflect their country's specific context.
3. Contribute to the formation of an international network of housing practitioners for future knowledge exchange and cooperation.

10. Organization/ Institution:
Implementing Agency: Community Organizations Development Institute (CODI)
Contact Person: Ormmas Rathayaanunt
Email: ormmas.r@codi.or.th

11. Expenditure/Funding:
Thailand International Cooperation Agency (TICA)
Government Complex, Building B (South Zone), 8th Floor,
Chaengwattana Rd. Laksi District, Bangkok 10210 THAILAND
Website: https://tica-thaigov.mfa.go.th/en/index
Email: aitc@mfa.go.th

Schedule for the Training Programme:
(15-21 July 2026)

July 15th :Day 1 – Orientation

- Overview of housing challenges in Thailand

- Introduction to CODI and the Baan Mankong Program

- Framework of community-led housing and development

July 16th : Day 2 – Field Visit

- Site visit 1: Urban community housing upgrading

- Site visit 2: Rural collective housing initiative
  (Community dialogue and reflections)

July 17th : Day 3 – Key Elements of Community-Led Housing

- In-depth sessions on:

  o **Land and Housing Development at the City Scale**

  o **Community Finance**

  o **Community Organization**

  o **Participatory Design**

July 18th-20th : Day 4–6 – Group-based Fieldwork and Learning

- Participants divided into small groups (5–7 people)

- Each group visits and engages with two housing sites

- Focus areas:

  1. Community Finance

  2. Community Organization

  3. Participatory Design

  4. Land and Housing at the City Scale

- Daily debrief and comparative learning

July 21st : Day 7 – Presentations and Synthesis

- Group presentations on key lessons learned

- Peer exchange and collective reflection

- Drafting initial concepts for application in participants' home countries