

ABSTRACT

The Delivery of Low Income Housing Communities in Trinidad and Tobago

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The present demand for low income housing is overwhelming and a comprehensive plan is required to deliver the appropriate low income housing communities to satisfy the great demand which presently exist. To provide these communities there must be land available to be developed into a healthy vibrant place to live which must be outfitted with the essential infrastructure such as roads, water, drains, and sewer. Also the houses within the community must be provided with the necessary amenities to meet the customers needs. The cost of providing such residential community if not planned for the intended low income user will be beyond the monetary reach of the low income groups.

To prevent this group of people from resorting to informal housing there needs to be a way to provide an adequate home within a community framework that can be afforded by the low income group at no cost to the state.

In attempting to determine ways to reduce the overall product cost for both significant aspects of the community, the existing methods of providing the land and housing elements is examined. It is noted that with alternative proposals on both the infrastructure and housing elements allowed a reduction in the final selling price.

Ways are suggested for altering the infrastructure and housing element that will reduce the final cost to the customer but still fulfil their fundamental requirements. A detailed cost comparison was presented showing that the suggested system would reduce the present market cost by 44.6 percent.

To conclude, it is recommended that once a low income home within community settings is provided at a maximum cost of \$120,000.00, the individual families would acquire these homes via a long term mortgage which is secured by the government. Once these families are settled they can undertake upgrading their respective homes on an incremental basis. Also the community can be upgraded via the community development and management group which would be established. The project showed the only way forward is to provide the opportunity for low income persons to acquire an affordable home within a healthy environment.

Keywords: Glenn Mahabirsingh; Low Income Housing; Delivery Plan.