

Gainers or Losers?: The Resettlement Experience of Metro Manila ISFs

Segundo Eclar Romero, PhD

President, Universities and Research Councils Network on
Innovation for Inclusive Development in Southeast Asia (UNIIDSEA)

doyromero@gmail.com



ATENEO DE MANILA UNIVERSITY
SCHOOL OF SOCIAL SCIENCES
Development Studies Program



Universities and Councils Network on Innovation
for Inclusive Development in Southeast Asia

Evaluation of AHPPP Fund Implementation

A joint project of the DILG RG-PMO, UNIID-SEA Inc.
and the Ateneo Development Studies Program

Dr. Segundo Joaquin E. Romero, Jr.
Creselda O. Doble | Mary Grace P. Santos | Quin A. Cruz
Aileen R. Laus | Joan Therese R. Domingo | Mark Wendell A. Murillo

OBJECTIVE: Study commissioned by the DILG RG PMO to determine the *social impact of the Alternative Housing Program and People's Plan Fund*.

AHPPP was designed to provide **decent shelters** and **safer settlements** to vulnerable families, particularly to 120,000+ ISFs living along waterways and danger zone in the National Capital Region (NCR).

MAIN RESEARCH QUESTIONS:

1. Is the AHPPP program designed to do the right thing?
2. Is it being implemented well?
3. Is it meeting its set objectives and target outcomes?
4. How can the program be enhanced to be more accessible and acceptable to target beneficiaries, and be sustainable?



PROJECT DURATION: 16 months (Jan 2018-May 2019)

COVERAGE: Thirty (30) resettlement sites in NCR, Region III, and Region IV-A, selected by DILG RG-PMO.

- *In-city and off-site resettlement communities* managed/financed by the National Housing Authority (NHA), Social Housing Finance Corporation (SHFC), and the DILG.

NATIONAL CAPITAL REGION (12 sites)

- | | | |
|---|--|--|
| • Camarin Residences 1, North Caloocan | • Ernestville, Novaliches, Quezon City | • Bagong Paranaque Homes, Paranaque City |
| • Estero de San Miguel, Legarda, Manila | • Goldmine Interior, Novaliches, Quezon City | • Manggahan Floodway LRB, Pasig City |
| • KKBI Baseco, Tondo, Manila | • Bistekville II, Novaliches, Quezon City | • AMVA, Valenzuela City |
| • Paradise Heights, Tondo, Manila | • Pascualer Ville, Novaliches, Quezon City | • Disiplina Village, Valenzuela City |



REGION III (11 sites in Bulacan)

- Balagtas Heights, Balagtas
- St. Martha Estate Homes, Bocaue
- Norzagaray Heights, Norzagaray
- Pandi Residences 1, Pandi
- Pandi Residences 2, Pandi
- Pandi Village 1, Pandi
- Logia de Cacarong, Pandi
- PMMTIAC, Pandi
- ALPAS Phase 1, San Jose Del Monte
- SJDM Heights, San Jose del Monte
- Towerville 6, San Jose del Monte

REGION IV-A (7 sites)

- Golden Horizon, Trece Martirez, Cavite
- Southville II, Trece Martirez, Cavite
- Sunshine Ville, Trece Martirez, Cavite
- South Morning View, Naic, Cavite
- Southville 8B, Rodriguez, Rizal
- Southville 9, Baras, Rizal
- Southville 10, Tanay, Rizal



St. Martha Estate Homes

Batia, Bocaue, Bulacan

NHA Off-Site Resettlement



Baque Corporation



14 hectares



Approximately 3,500 housing units; less than 100 houses have yet to be awarded
Floor area: 35 square meters



Loftable model: PhP205,000 per unit
Row houses: PhP140,000 per unit
Monthly amortization: PhP200/month



Approx. 15,000 residents from Quezon City, Manila (Tondo), Malabon, Navotas, and Bocaue

Majority relocated from major waterways and danger zones; transferred due to road widening projects; illegal squatting on private and government properties



Resettlement period: 2013-2017

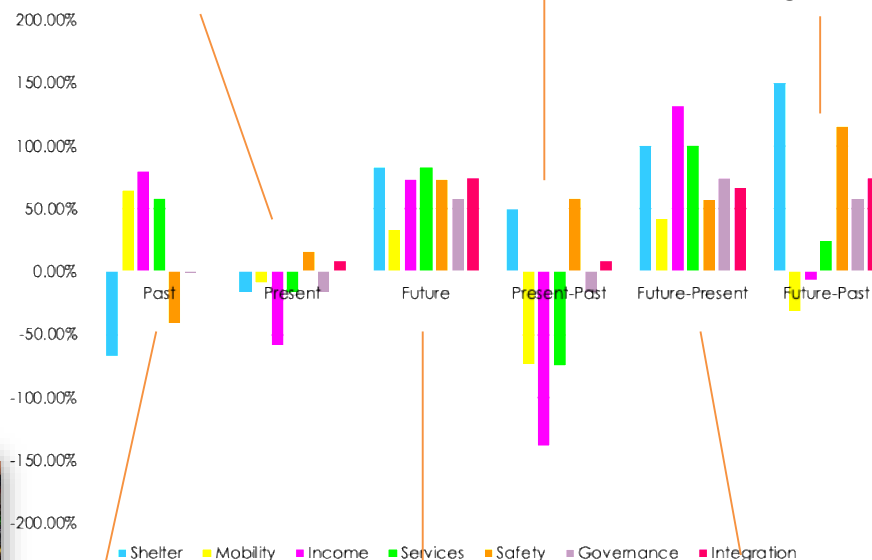


Transformability Level and Rank: LEVEL 1

Resettlement addressed shelter and safety concerns but resulted to marked decline in income, mobility, and social services.

Call to Action: Facilitate formal turnover of master list and land for social infrastructure development to LGU. LGU (deed of donation). Wider HOA info dissemination re: existing livelihood programs.

Worse off post-resettlement, with greatest decline in income. Slight improvement seen in terms of safety and local integration.



Addressed pre-resettlement concerns but with significant decline in income. Mobility and services are still problematic.

In the long term, mobility and income are still foreseen challenges.

Shelter and safety were major concerns pre-resettlement.

Outlook is generally optimistic. However, more work needs to be done to improve mobility.

Anticipated development is generally positive, with greatest importance given to income improvement.

METHODOLOGY:

1. Key informant interviews (NHA, DILG, SHFC, LGUs, LIACs)
2. Community self-reflection using the Community Transformability Scorecard (CTSC), measuring impact in **seven dimensions of the resettlement experience**:

CTSC DIMENSIONS	
a. Shelter and living space	<i>Pabahay at kapaligiran</i>
b. Mobility and access	<i>Kakayahang abutin at libutin ang puntahang lugar</i>
c. Income and livelihood	<i>Kita at kabuhatan</i>
d. Social services	<i>Serbisyong sosyal</i>
e. Social networks and safety nets	<i>Ugnayan at damayang pangkaligtasan</i>
f. Community governance	<i>Pamamahala ng komunidad</i>
g. Integration with the local government	<i>Pakikibahagi sa pamahalaang lokal</i>

Self-Assessment Dimensions and Scale

- The community self-assessment is undertaken using a ten-point ladder scale where 10 is the best situation and 1 is the worst situation imaginable by the respondent.
- Using colored sticker dots, each respondent indicates her ratings on each of the assessment dimensions of the resettlement experience, namely
 - (1) shelter and living space,
 - (2) mobility and access,
 - (3) income and livelihood,
 - (4) social services,
 - (5) social networks and safety nets,
 - (6) community governance, and
 - (7) integration into the local government unit.

Net Ratings

- The percentages presented here refer to “net ratings.” Net ratings refer to the difference between the percentage of respondents giving high ratings (6-10) and the percentage of respondents giving low ratings (1-5) for a particular resettlement community. The ratings may range from a high of 100 percent to a low of -100 percent.
- Ratings were obtained for the Past (previous settlement), Present (current settlement), and Future (current settlement in the future).
- Positive net ratings reflect satisfactory conditions, negative net ratings reflect unsatisfactory conditions.
- The ratings percentages are based on the mean responses of the respondents for each community, (N=19 to N=41). They are comparable across communities and across time.
- Ratings that have improved over time are interpreted as a “perceived community gain” in the resettlement dimension under consideration. Ratings that have deteriorated over time are interpreted as a “perceived community loss” in the resettlement dimensions under consideration.
- The communities are classified into six categories, based on the resettlement agency and type of resettlement community. These are the following:
 - Type NO: NHA Off-Site Communities
 - Type SO: SHFC Off-Site Communities
 - Type DO: DILG Off-Site Communities
 - Type NY: NHA In-City Communities
 - Type SY: SHFC In-City Communities
 - Type DY: DILG In-City Communities

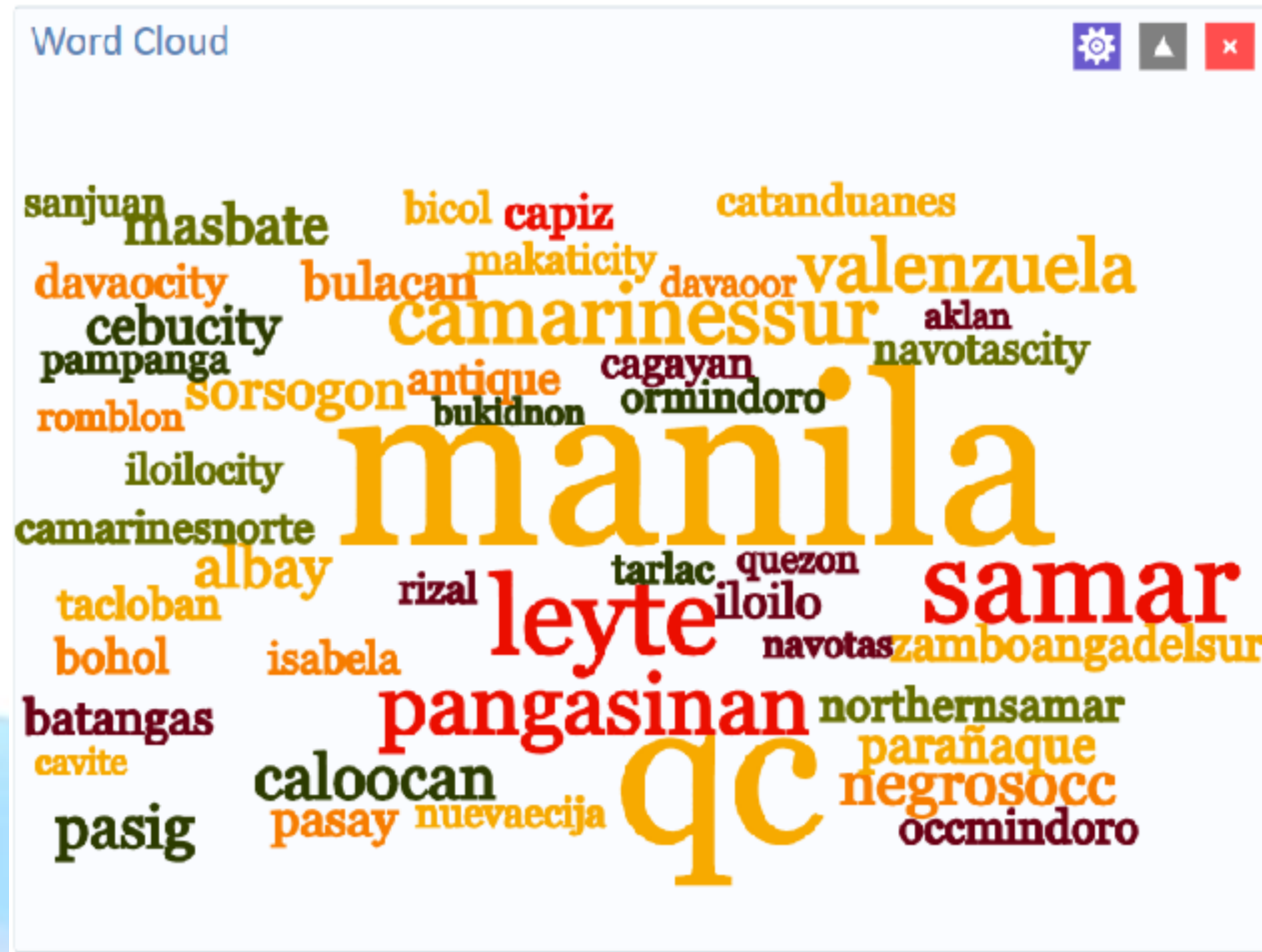
Occupants per Unit

27 Mega Manila Resettlements, 2018





v6Respondent'sBirthplace(Brgy, City/Mun/Prov)
27 Mega Manila Resettlements, 2018



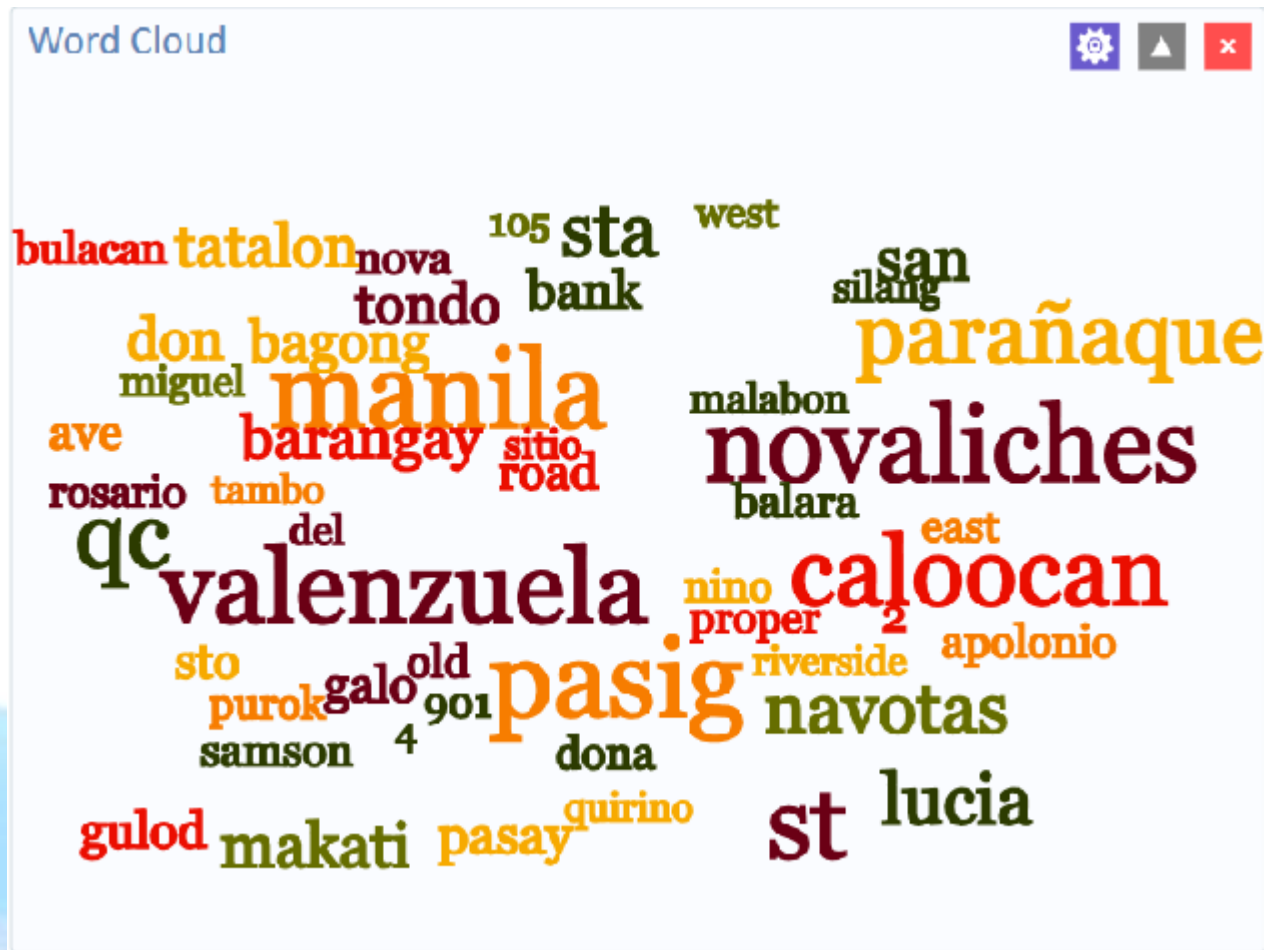
Year Respondent first lived in Manila

27 Mega Manila Resettlements, 2018, N=676



Respondent's Address Before Resettlement

27 Mega Manila Resettlements, 2018



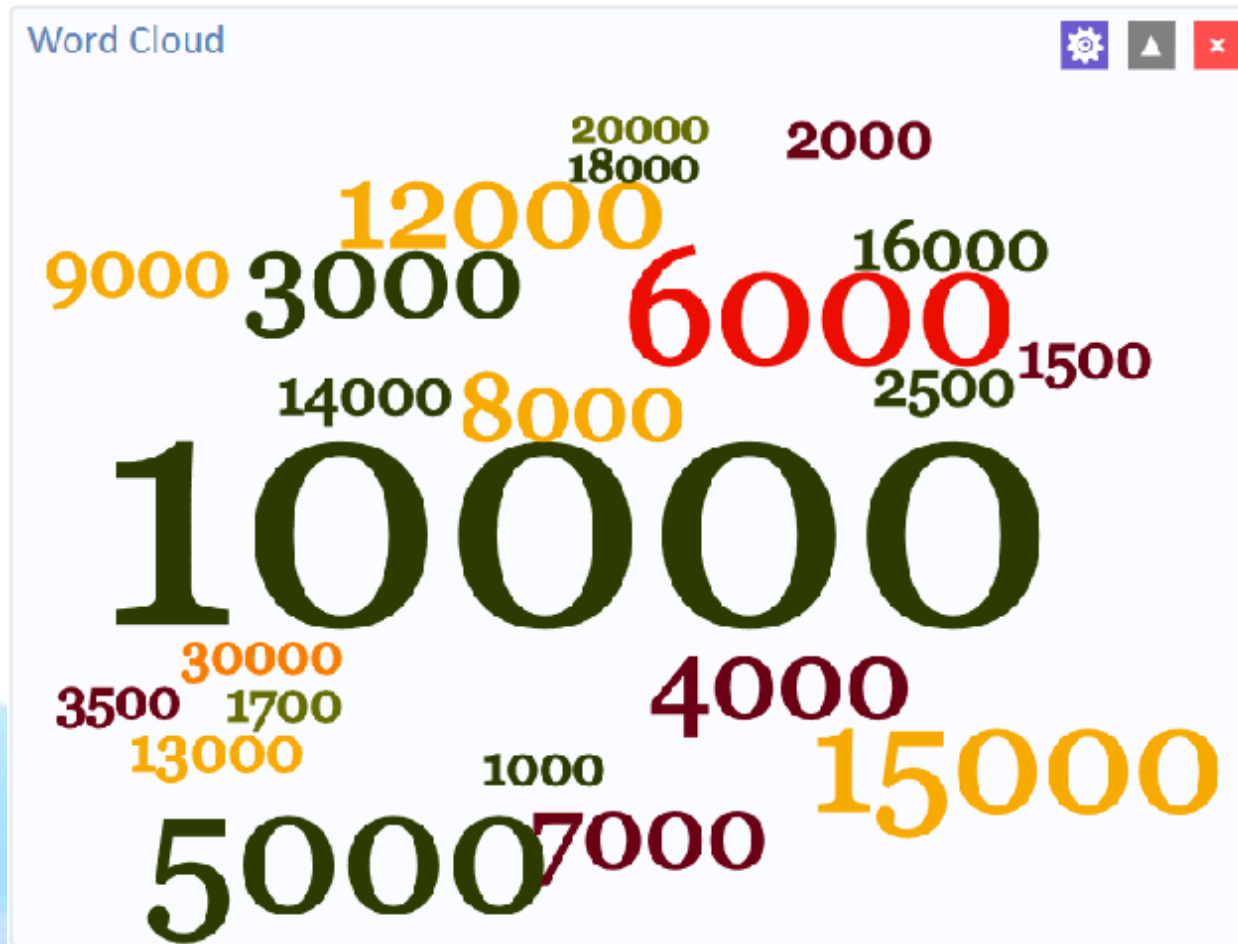
Family's Source of Income Before Resettlement

27 Mega Manila Resettlements, 2018



Tatay, Buwanang Kita

27 Mega Manila Resettlements, 2018

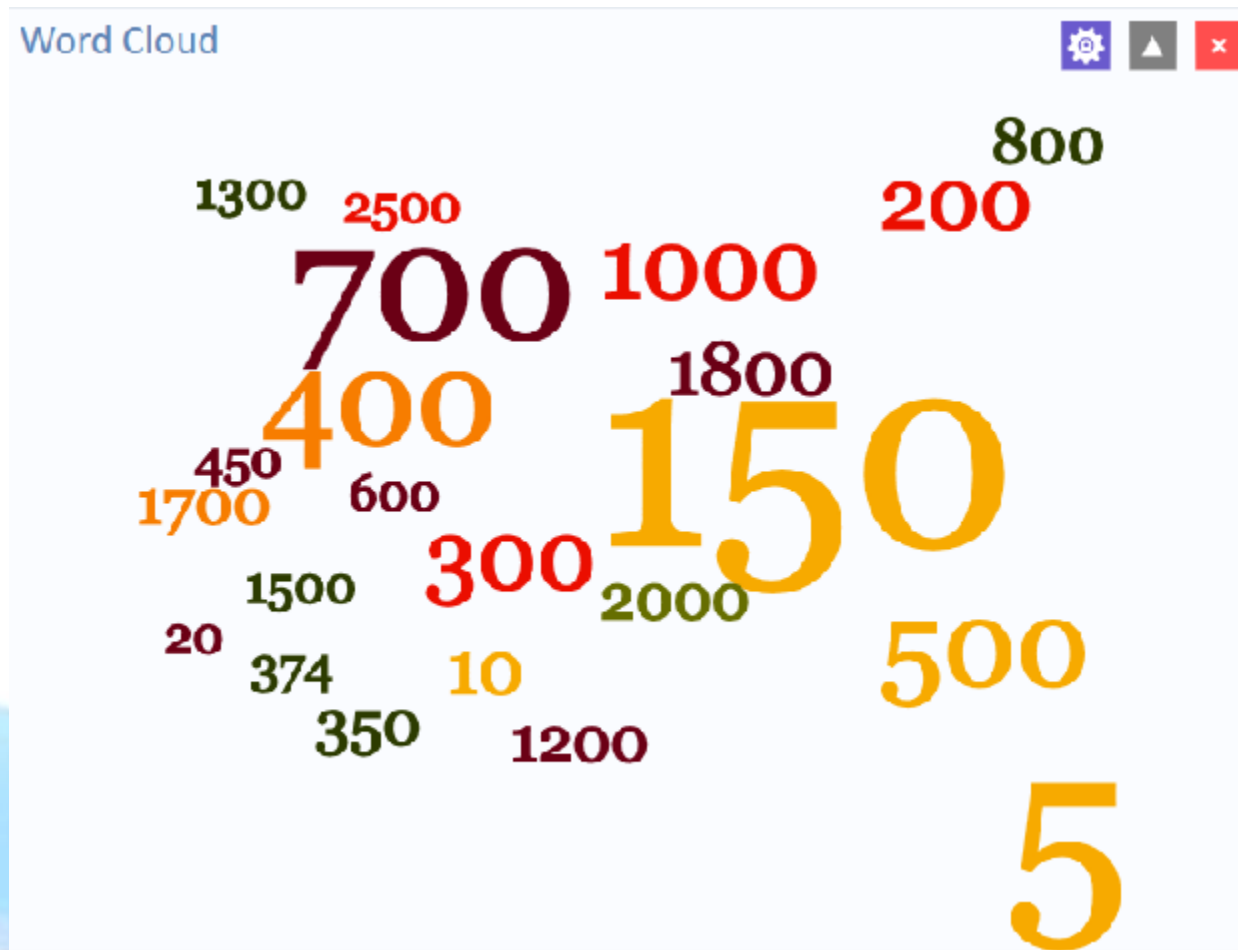


27 Mega Manila Resettlements, 2018



Bayad sa Kuryente Kada Buwan

27 Mega Manila Resettlements, 2018



St. Martha Estate Homes

Batia, Bocaue, Bulacan

NHA Off-Site Resettlement



Baque Corporation



14 hectares



Approximately 3,500 housing units; less than 100 houses have yet to be awarded
Floor area: 35 square meters



Loftable model: PhP205,000 per unit
Row houses: PhP140,000 per unit
Monthly amortization: PhP200/month



Approx. 15,000 residents from Quezon City, Manila (Tondo), Malabon, Navotas, and Bocaue

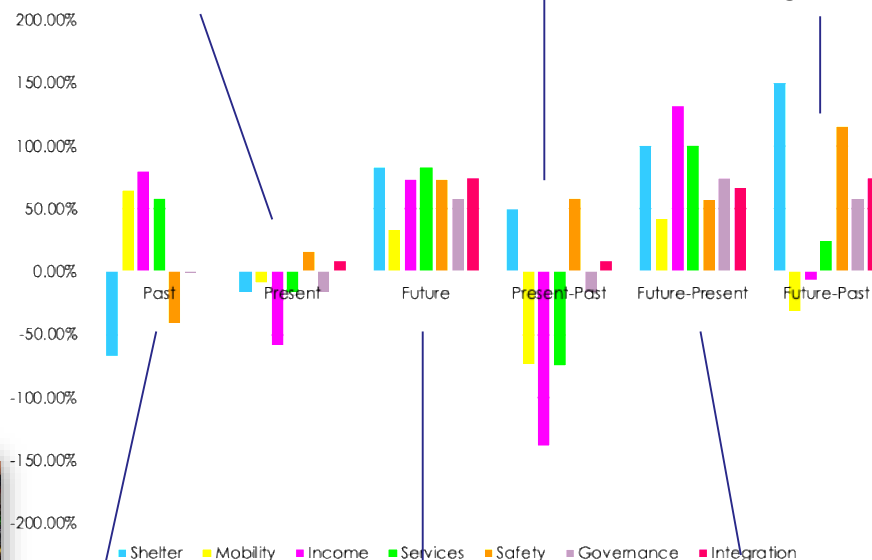
Majority relocated from major waterways and danger zones; transferred due to road widening projects; illegal squatting on private and government properties



Resettlement period: 2013-2017



Worse off post-resettlement, with greatest decline in income. Slight improvement seen in terms of safety and local integration.



Addressed pre-resettlement concerns but with significant decline in income. Mobility and services are still problematic.

In the long term, mobility and income are still foreseen challenges.

Shelter and safety were major concerns pre-resettlement.

Anticipated development is generally positive, with greatest importance given to income improvement.

Outlook is generally optimistic. However, more work needs to be done to improve mobility.

Transformability Level and Rank:

LEVEL 1

Resettlement addressed shelter and safety concerns but resulted to marked decline in income, mobility, and social services.

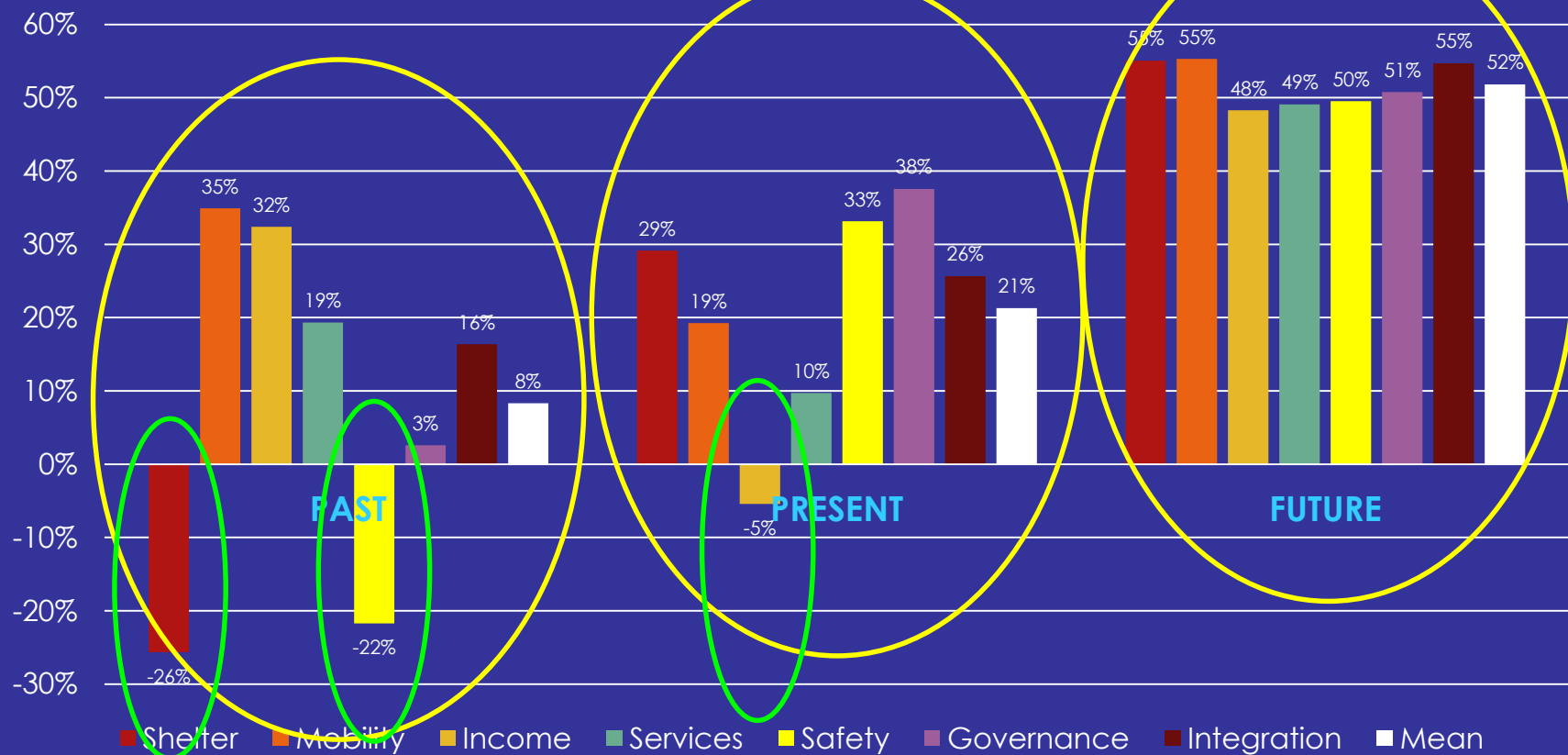
Call to Action: Facilitate formal turnover of master list and land for social infrastructure development to LGU. LGU (deed of donation). Wider HOA info dissemination, existing livelihood programs.

Community Transformability Attainment

	In City	Off-Site	Total
Level 5: Gaining, with minor challenges	<ol style="list-style-type: none"> 1. Pascualer Ville SHFC) 2. Bistekville II (SHFC) 3. Ernestville (SHFC) 4. Goldmine Homes (SHFC) 5. Manggahan LRB (NHA) 6. Disciplina Village (NHA) 7. E San Miguel (DSWD) 	<ol style="list-style-type: none"> 1. ALPAS Ph1 (SHFC) 	8 (27%)
Level 4: Gaining, with major challenges	<ol style="list-style-type: none"> 1. Paradise Hts (NHA) 2. AMVA (SHFC) 3. Bagong Pque (DILG) 4. Camrain Residences 1 (NHA) 	<ol style="list-style-type: none"> 1. S Morning View (SHFC) 2. Southville 2 Ph1 (NHA) 3. Southville 10 (NHA) 4. Sunshine Ville (NHA) 5. Balagtas Hts (NHA) 	9 (30%)
Level 3: No change			
Level 2: Losing, with long term challenges		<ol style="list-style-type: none"> 1. PMMTIAC (DILG) 2. SJDM Hts (NHA) 3. Norzagaray Hts (NHA) 4. Southville 8B (NHA) 5. Golden Horizon (NHA) 6. Southville 9 (NHA) 	6 (20%)
Level 1: Losing, with urgent and long term challenges	<ol style="list-style-type: none"> 1. KKBI (DILG) 	<ol style="list-style-type: none"> 1. St Martha's (NHA) 2. Towerville 6 (NHA) 3. Pandi Res 1 (NHA) 4. Pandi Res 2 (NHA) 5. Pandi Village 1 (NHA) 6. Logia de Cacarong (NHA) 	7 (23%)
Total	12 (40%)	18 (60%)	30 (100%)

Past, Present, and Projected Future Resettlement Experience, Survey of 30 Communities

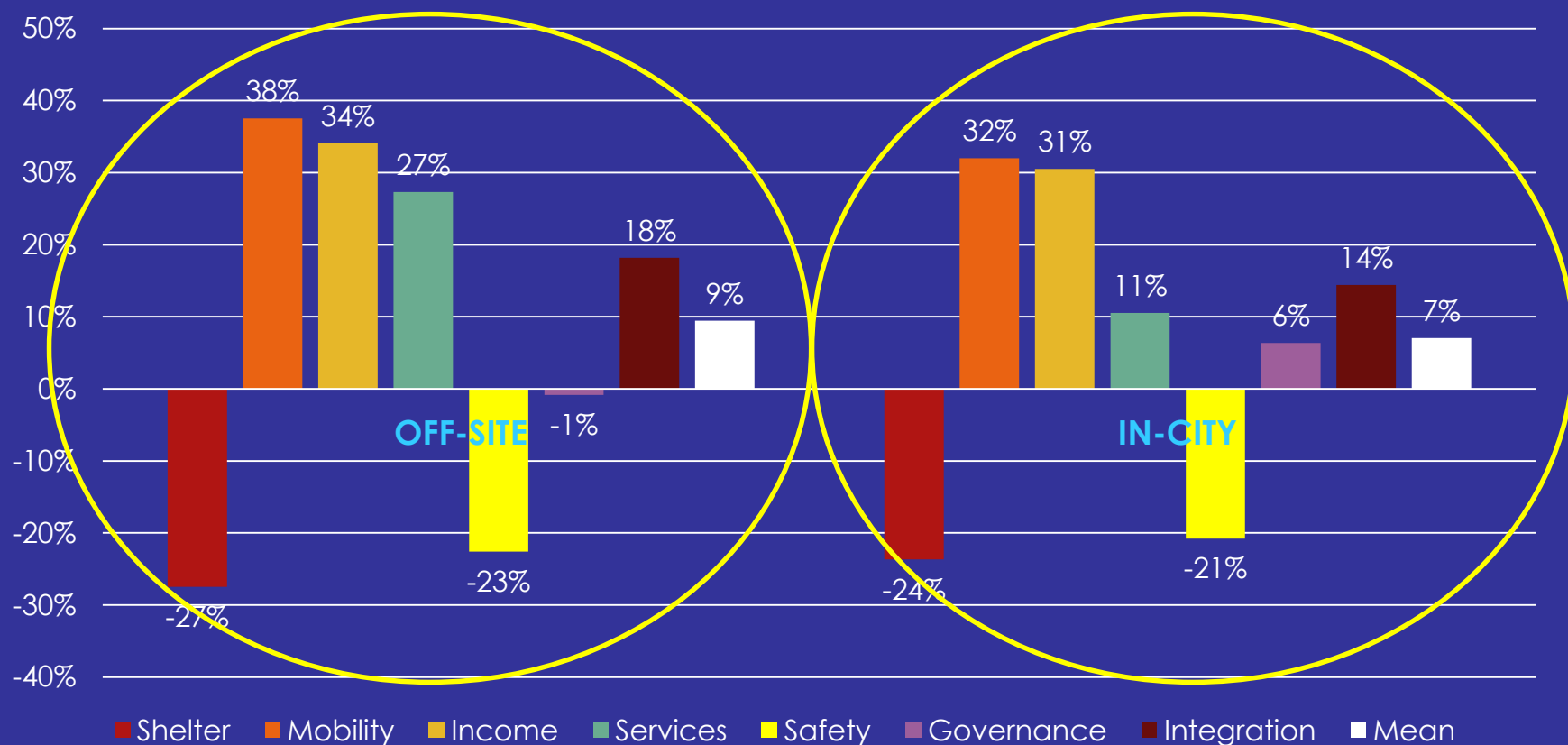
27 Mega Manila Resettlements, 2018, %



Off-Site vs In-City

Past Resettlement Experience

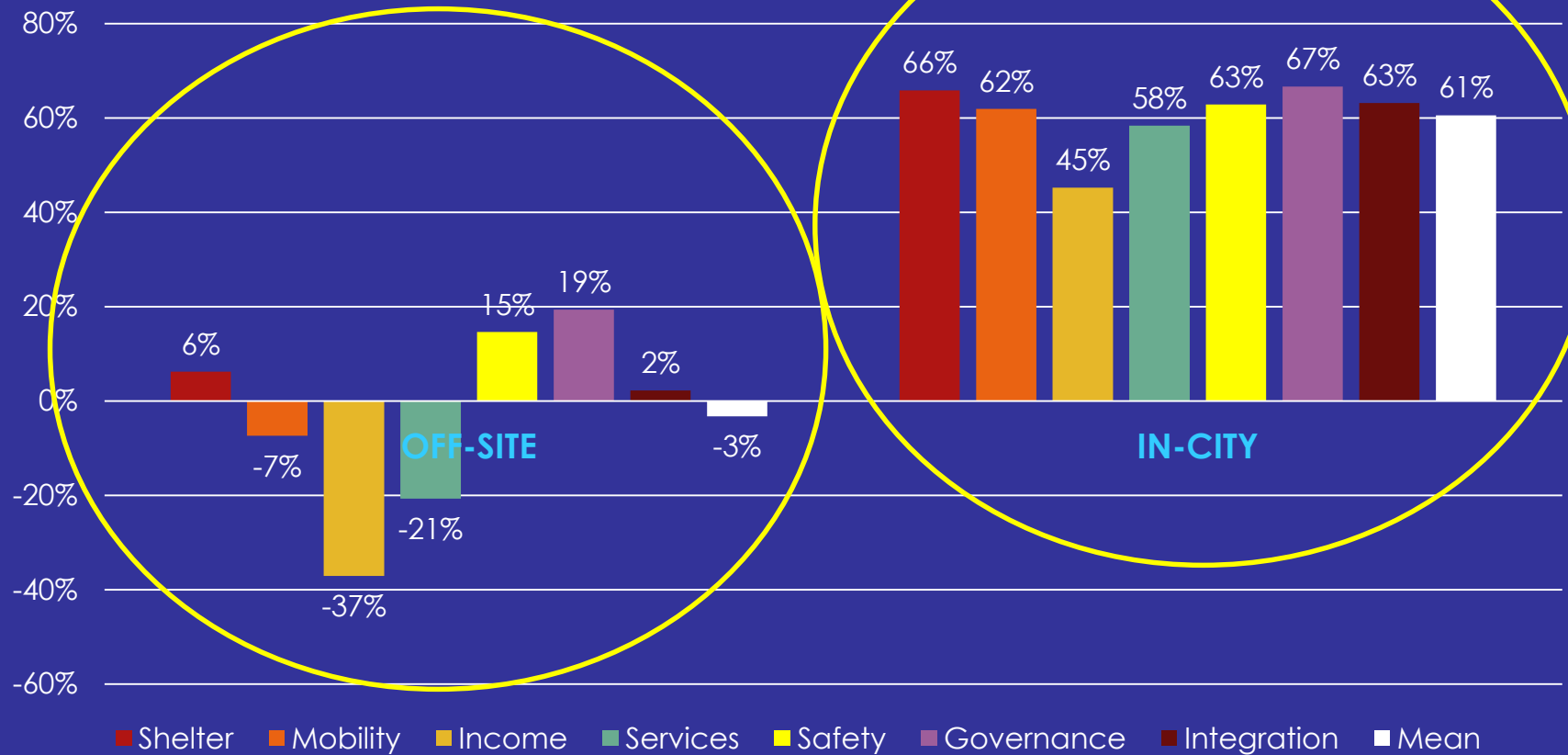
27 Mega Manila Resettlements, 2018, %



Off-Site vs In-City

Present Resettlement Experience

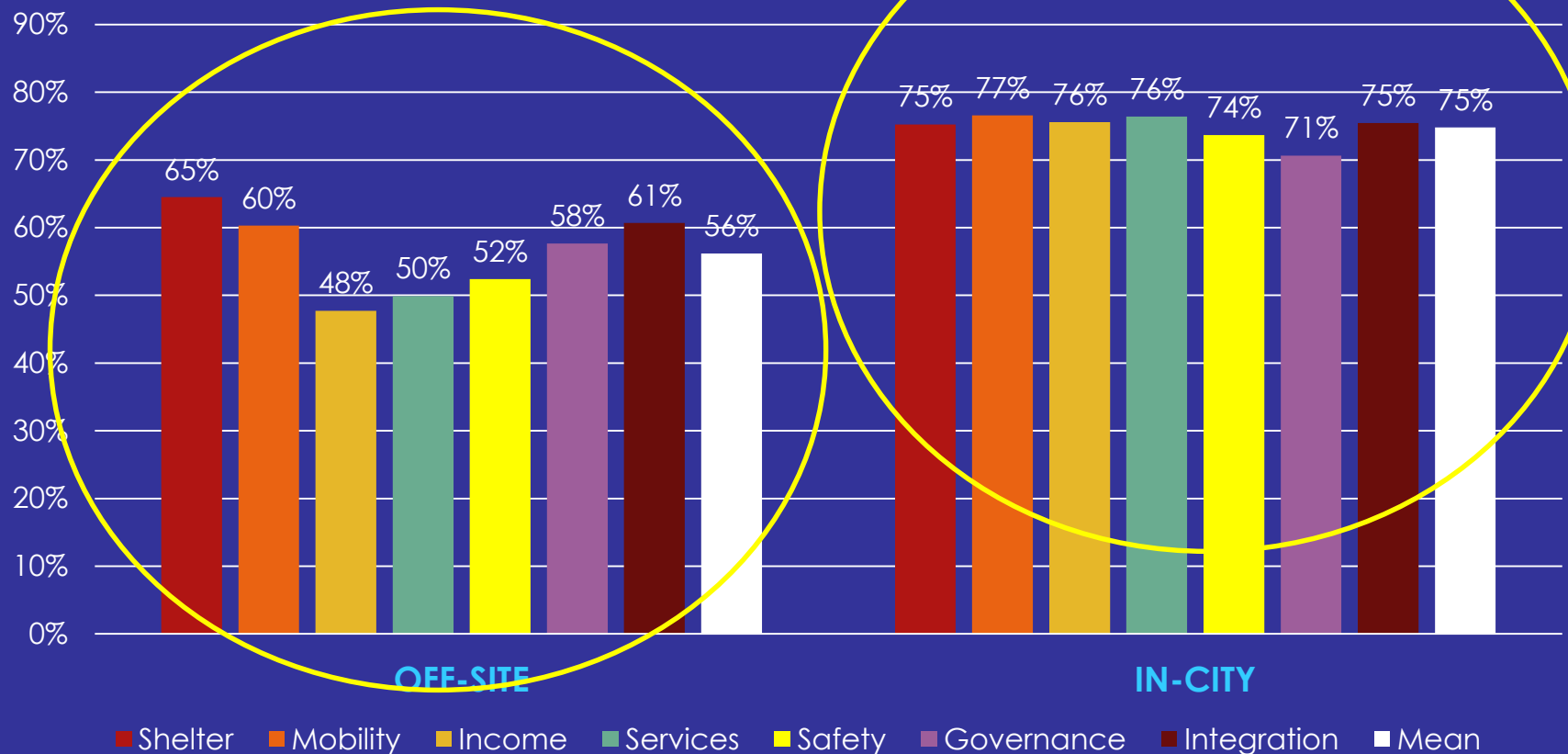
27 Mega Manila Resettlements, 2018, %



Off-Site vs In-City

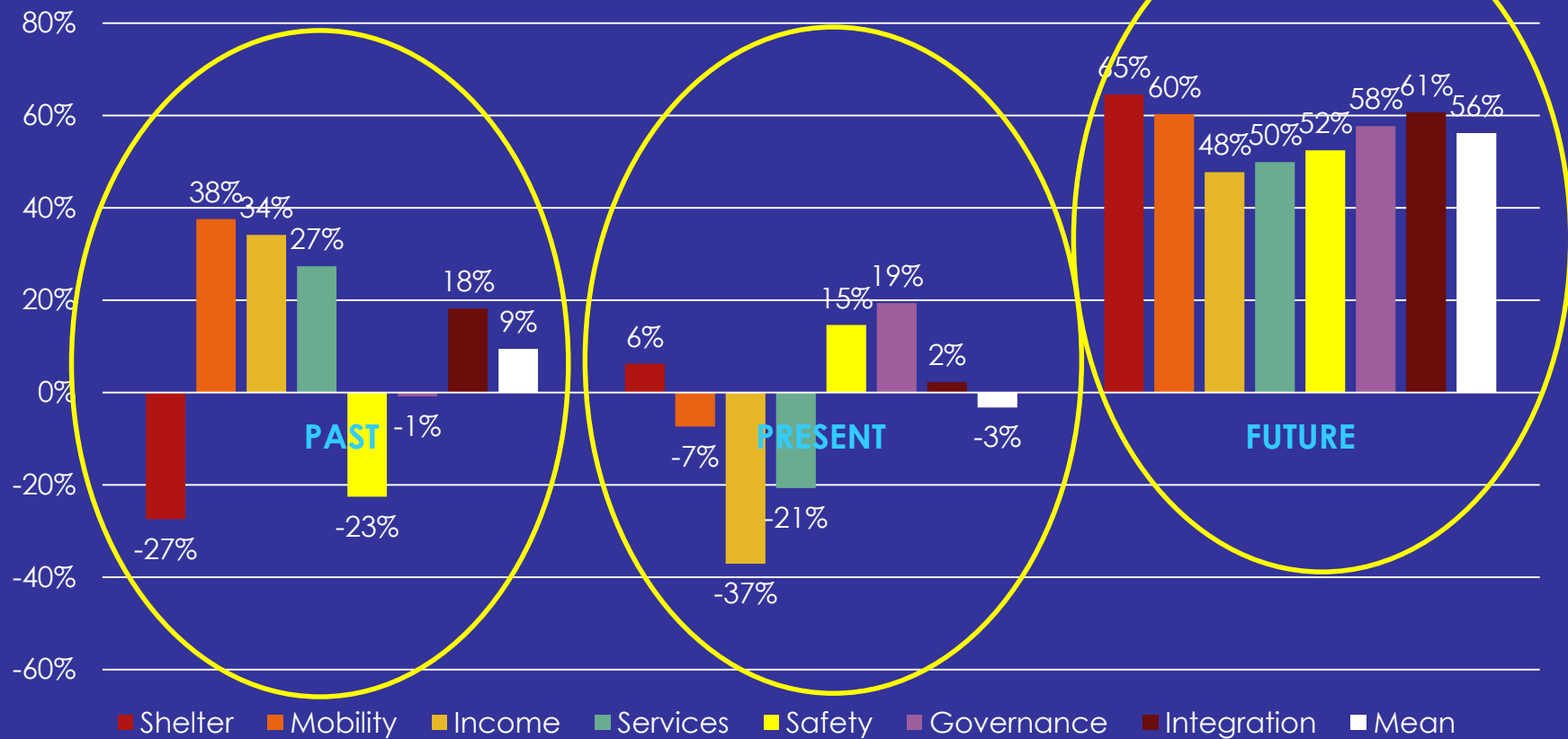
Projected Future Resettlement Experience

27 Mega Manila Resettlements, 2018, %



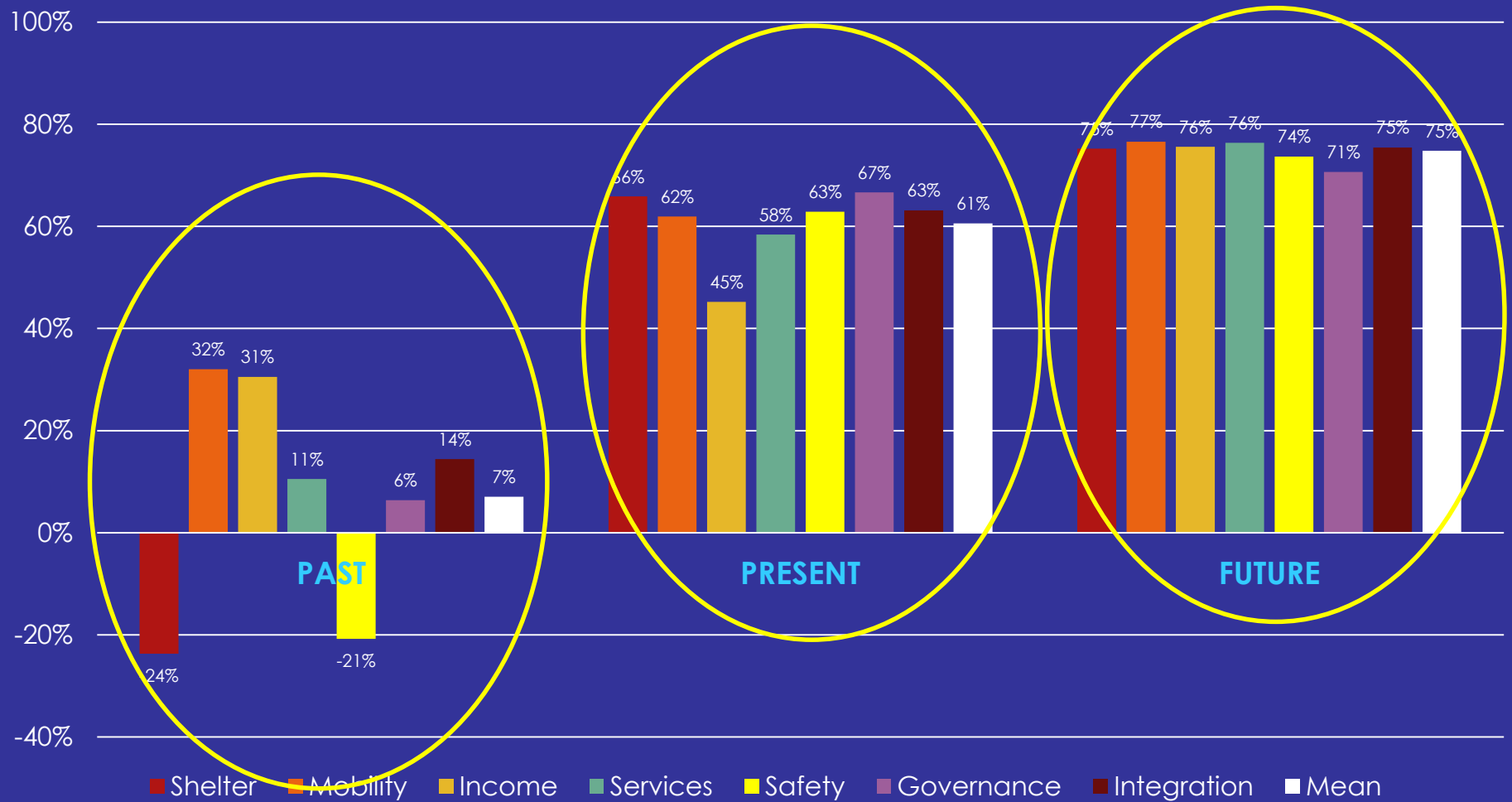
Off-Site Past, Present, and Projected Future Resettlement Experience

27 Mega Manila Resettlements, 2018, %



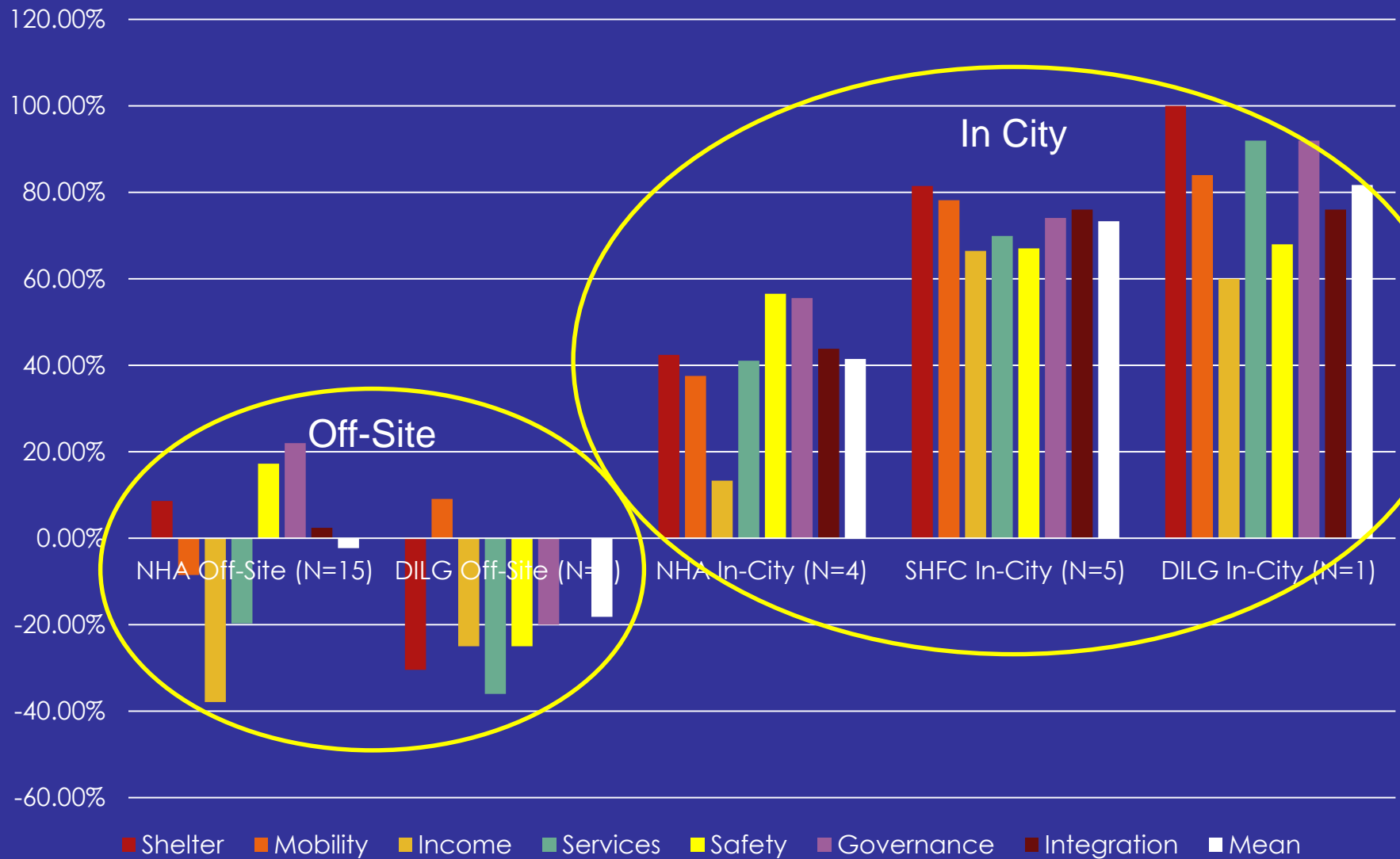
In-City Past, Present, and Projected Future Resettlement Experience

27 Mega Manila Resettlements, 2018, %



Net Rating of Present Resettlement Experience By Agency-Site Model

Mega Manila Resettlements, 2018, %



May 29 Project Multi-Stakeholder Workshop Issues

- Review design of resettlement model
 - Selection and characteristics of target beneficiaries
 - Implementation of SOPs, e.g. Relocation Action Plans
 - Interface of sending and receiving LGUs
 - Preparation for relocation
 - Stakeholder responsibilities
 - Community organization roles and responsibilities
 - Housing agency responsibilities and responsiveness (NHA, SHFC, DILG)
 - Importance of community participation
- How to meet specific gaps, needs in resettlement areas
- Enhancing livability in resettlement areas

Gainers and Losers

- In-City resettlement is generally and significantly more responsive to the needs of informal settler families
- Some housing agencies do better than others – standards, good practices, and lessons must be purposively shared
- Target-beneficiary participation in planning resettlements through people's plan do better than those without participation
- Receiving local governments vary in their capacity to respond to needs of new settler-constituents
- There are serious loopholes in the selection of beneficiaries and lack of long-term systematic planning to deal with the resettlement backlog
- Life in resettlement areas is not adequately measured and represented back to policymakers and housing agencies

End of Presentation!