

# Towards a Long-Term Comprehensive Public Housing Program

Submitted to DHSUD by:
Nathaniel von Einsiedel, on behalf of
**Advocates of Housing for All (AHA!)**

Article XXIII, Section 9 of the Constitution mandates that the State shall accord utmost priority to the provision of adequate housing for underprivileged and homeless citizens at affordable cost.

Towards this end, it is proposed that the State:

1. Institute a comprehensive public housing production and supportive land reform program, provide continuing funding support for it sufficient to resolve homelessness within the shortest possible time, and ensure fair, transparent and auditable allocation of the benefits to its target beneficiaries;

2. Enable as many target beneficiaries as possible to avail of housing opportunities under the program by providing appropriate subsidy schemes, while at the same time ensuring sustainability by instituting measures to mitigate financial risks on the part of government; and

3. Ensure the availability of land necessary to pursue the above declared policy, consistent with the duty of the State under Article XII Section 6 of the Constitution to promote distributive justice and to intervene when the common good so demands.

# Proposed Priority Beneficiaries

- The underprivileged and homeless citizens whose gross household income does not exceed 1.5 times the poverty threshold as defined by PSA, who do not enjoy security of tenure or own any real property, and who have not previously availed of any government housing assistance.

- The program should include households who have been granted security of tenure through Presidential Proclamations but whose housing and environmental conditions remain severely inadequate.

Priority 1: Informal settlers who will be mandatorily relocated under Sections 28 and 29 of Republic Act No.7279

Priority 2: Informal settlers in urban areas

Priority 3: Informal settlers in suburban areas

Priority 4: Marginal wage and minimum wage earners who are not informal settlers

Priority 5: Qualified beneficiaries in other sectoral groups as the DHSUD may determine.

The rationale is that those slightly above the poverty threshold may be gainfully employed but do not have sufficient residual income to be eligible for the government's home lending program or to afford repayment under those programs.



# Proposed Program Priorities ("Low Hanging Fruits")




- Pending CMP Projects
- Proclaimed Areas (with poor housing and environmental conditions and inadequate basic services)
- Public Housing (freehold and/or usufruct) by LGUs (eg, Disiplina Village) or People's Organizations (eg, Estero de San Miguel)
- NHA Relocation Sites (with poor house construction quality and severely inadequate basic services)



# Public Housing Needs Registry

- It is proposed that DHSUD and DICT complete the development and deployment of the automated GIS-based Public Housing Needs Registry (PHNR) to enable target beneficiaries to register, submit their information and supporting documents, and apply for housing via the Internet.
- Existing lists of beneficiaries under R.A 7279 and R.A. 11201 should be aggregated and incorporated in the PHNR database subject to data integrity and data quality checks.
- No housing units should be awarded unless registered in the PHNR.

# Types of Projects

1. **Cost-Recoverable Housing Projects**

a) Medium-Rise Housing, which shall be the primary strategy in urban and semi-urban areas, including blighted areas where occupants have been granted security of tenure

b) Row Housing, which shall be implemented in urbanizing areas

c) Single Detached Housing, which shall be implemented in areas where land cost is relatively low

**Note:** Usufruct for the land component of the Medium-Rise Housing should be offered as an option.

2. **Non-Recoverable Housing Projects**

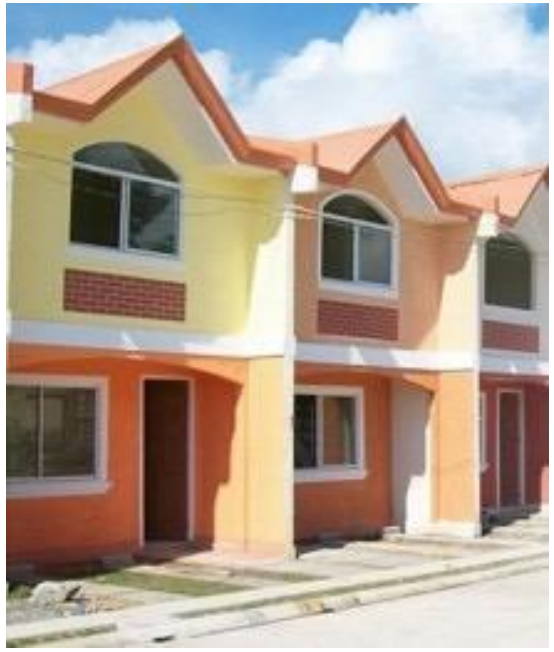
a) Street children's shelters in urban and suburban areas

b) Night shelters for subsistence-level or unemployed indigents, transients and itinerants.

Note: These beneficiaries need not be registered in the PHNR.









# Production Targets (Annual)

The total annual nationwide housing production volume is proposed to be:

- Medium-rise Housing . . . . . 300,000 units
- Row Housing . . . . . 50,000 units
- Single Detached Housing . . . . 50,000 units
- Street children's shelters . . . . 20 shelters, each with 100-bed capacity
- Night shelters . . . . . 20 shelters, each with 100-bed capacity

Note: DHSUD should designate a certain number of units in the three housing types above for rental housing to qualified beneficiaries.

# Land Supply

- Given the critical need for land, it is recommended that DHSUD follow up on PBBM's EO 34 which places government-owned idle or under-utilized lands at DHSUD's disposition.
- It is also recommended that DHSUD in cooperation with DILG further promote the LGUs' implementation of the various modes of land acquisition prescribed under R.A. 7279 (eg, land banking, land swap, expropriation, etc).
- It is proposed that a Compulsory Land Acquisition (CLA) program be established to ensure a continuing supply of land for public housing.



# Development and Building Standards

Development and construction of projects are proposed to be undertaken by NHA and/or SHFC on contract with private builders under the provisions of R.A. 9184 (Government Procurement Act) subject to the following:

- The housing units under the Cost Recoverable Projects should not be more than 40 square meters;
- Conforms to the development standards and requirements prescribed by B.P. 220 and P.D.1096 (National Building Code);
- Has an Environmental Clearance Certificate (ECC) as required by DENR;
- Is provided with water and electricity connection, covered sewerage and drainage lines, sanitation and waste management facilities, park or recreation facility and other basic services required under R.A. 7279;
- Is not within or in close proximity to an environmentally critical area as defined under existing laws, a geohazard area as defined and mapped by DOST, or a danger area as identified in Section 29 of R.A. 7279;
- Conforms to the minimum standards of ecological soundness.

# Livelihood Opportunities and Commercial Spaces

- For all housing projects, the host LGUs should establish livelihood programs for the beneficiaries, while NHA or SHFC shall allocate and develop a portion of the total area as small commercial spaces, which shall be donated to the HOA for the use exclusively for microbusinesses of the project beneficiaries or HOA.
- NHA and/or SHFC, in partnership with the host LGUs, shall provide support services, such as livelihood training and assistance in setting up microbusinesses, skills training, and job placements.



# Funding

It is proposed that a Comprehensive Public Housing Program Fund be established, to be composed of:

1. Annual appropriation of P650 Billion;
2. All unused portion of the Housing Escrow Fund established under HLURB Board Resolution No. 965 series of 2017;
3. Forty percent of the mandatory fifty percent share of the national government from the annual aggregate earnings of the PAGCOR;
4. Fifty percent from the annual net income of the Philippine Reclamation Authority.
5. Ten percent of the mandatory annual contributions of the Philippine Charity Sweepstakes Office to the Charity Fund;
6. Any unreleased or unutilized portion of the funds allocated for the Abot-Kaya Pabahay Fund under R.A. 6846 as amended by R.A. 7835;
7. Proceeds from the sale or disposition of alienable public land;
8. Proceeds from forfeited customs bonds;
9. Loans, grants, bequests and donations, whether from local or foreign sources, that DHSUD may obtain for purposes of the CPHP; and
10. Net earnings by the NHA and SHFC.

# End of Presentation

**Presented by:**

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