

12 Building Safe and Secure Communities

Building Safe and Secure Communities

Building safe and secure communities is aimed at enhancing socioeconomic resilience in support of the desired outcome under the *Pagbabago* or inequality-reducing transformation pillar of the Philippine Development Plan (PDP) 2017-2022. This is consistent with the principles and commitments under the New Urban Agenda and the Sustainable Development Goals, particularly Goal 11: Make cities inclusive, safe, resilient, and sustainable. This Chapter focuses on expanding access to affordable, adequate, safe, and secure shelter in well-planned communities.

To help operationalize the National Urban Development and Housing Framework 2017-2022, the shelter sector will promote investments in direct housing provision through resettlement, settlement upgrading, resiliency and vulnerability reduction, vertical housing development, community-driven shelter programs, housing program for government and private employees, and indirect housing provision through housing loan receivables purchase program and provision of auxiliary services, among others.

LINKAGE WITH PDP AND ITS RESULTS MATRICES

There are 20 programs and projects (PAPs) with total investment targets of ₱351,895.52 million aimed at expanding people's access to affordable, adequate, safe, and secure shelter in well-planned communities. A total of 927,541 permanent housing units are targeted to be constructed, with 34,900 housing units financed, and transitional resettlement assistance and additional community facilities provided within 2017-2022.

Majority of the PAPs were proposed by the National Housing Authority (NHA) under its housing production programs, namely: Resettlement for Informal Settler Families (ISFs), Vertical Developments (Low-Rise and High-Rise Buildings), Armed Forces of the Philippines and Philippine National Police (AFP/PNP) Housing Program, Settlements Upgrading, Cost Recoverable Housing (Employee's Housing), High-Impact Projects (Mixed-Used Development), and Housing Assistance Program for Calamity Victims. Seven projects under Resettlement for ISFs alone are expected to deliver a total of 291,039 housing units, while 117,425 permanent housing units are targeted under the Housing Assistance Program for Calamity Victims within 2017-2022.

Figure 12.1. Strategic Framework to Build Safe and Secure Communities



HIGHLIGHTS OF THE PIP CHAPTER

Of the 20 PAPs under Chapter 12, ten are interregional in scope, four are region-specific – two in National Capital Region (NCR) and two in Central Luzon; and six are nationwide in coverage. Majority of the PAPs under Chapter 12 will be carried out using General Appropriations Act funds, except for the Housing Loan Receivables Purchase Program (HLRPP) of the National Home Mortgage Finance Corporation (NHMFC) and the Housing for Freeport Area of Bataan (FAB) workers of the Authority of the Freeport Area of Bataan (AFAB), where majority of its funding will be sourced from their corporate funds or internal cash generation (ICG). With regard to AFAB's Site Development at *Sitio Karagatan* for Economic Housing Project, this will be carried out through AFAB's corporate funds.

As to the status and level of readiness, nine PAPs with estimated cost above ₱2.5 billion each are ongoing and five are undergoing approval process (Level 2). For PAPs costing between ₱1 billion and ₱2.5 billion, two are ongoing and one is undergoing approval process (Level 2). There is also one ongoing project with estimated cost below ₱1 billion, and two PAPs that are undergoing approval process (Level 2).

Consistent with the strategies and Results Matrices outcomes of the PDP 2017-2022 Chapter 12, the PAPs that focus on direct and indirect housing provisions are as follows:

Direct housing provision

PAPs under this category are clustered into six thematic areas:

- **Resettlement.** Under NHA's Resettlement for ISFs, there are seven projects intended to deliver a total of 291,039 housing units. These projects are:
 - » Housing Program for ISFs Living along Danger Areas in Metro Manila (in-city);
 - » Regional Resettlement;
 - » Resettlement for ISFs Affected by Government Infrastructure Projects in Visayas and Mindanao;
 - » Resettlement for ISFs Affected by Infrastructure Projects in Metro Manila [North Triangle, Manila North Tollways Corporation/North Luzon Expressway (NLEX)];
 - » Resettlement for ISFs Affected by the NLEX C-5 North Link Project Segment 8.2;
 - » Resettlement for ISFs Affected by the North-South Railway Project; and
 - » Resettlement for ISFs Affected by the Supreme Court's Mandamus to Clean-Up the Manila Bay Area;
- **Settlements Upgrading.** This aims to address security of tenure and infrastructure requirements of informal settlements on government-owned land proclaimed or designated as socialized housing sites where individual lots shall be surveyed and titled for distribution to qualified occupants;
- **Resiliency and Vulnerability Reduction.** NHA's Housing Program for Calamity Victims aims to provide permanent housing in safe areas to low and marginal income and/or ISFs affected by calamities such as typhoons, landslides, earthquakes, and fires;
- **Vertical Housing Development.** This includes NHA's High-Impact Projects (mixed-use development) in low-rise or medium-rise buildings and vertical development (low-rise or high-rise buildings); and Social Housing Finance Corporation's (SHFC) High Density Housing Program (HDHP);

- **Community-Driven Shelter Programs.** SHFC's Community Mortgage Program (CMP) and HDHP are highly community-driven in nature. CMP is a social housing finance scheme that allows organized communities of ISFs to obtain security of tenure by providing them affordable community loans for land acquisition, site development, and housing construction. HDHP on the other hand, allows ISFs to organize themselves into communities and develop shelter plans (People's Plan) allowing them to reside in multi-storey residential buildings through in-city, near site relocation, or a land sharing arrangement; and
- **Housing Program for Government and Private Employees.** This includes AFP/PNP Housing Program for low-salaried military and police personnel; and Cost-Recoverable Housing for low-income government and private employees; and AFAB's Housing for FAB Workers.

Indirect housing provision

The four PAPs under indirect housing provision are:

- NHMFC's HLRPP aims to finance 34,900 housing units for low-income families;
- Department of the Interior and Local Government's (DILG) capacitating of local government units (LGUs) targets to provide capacity development and augment support funds for LGUs, particularly in NCR, Central Luzon, and CALABARZON, to mitigate the impact of disaster and calamities, as well as address the gaps in the provision of basic services, adequate housing needs, and sustainable source of livelihood for the benefit of families relocated from the waterways and other danger areas of NCR;
- Construction of Community Facilities in Existing Resettlement Sites (live cases); and
- AFAB's Site Development at *Sitio Karagatan* for Economic Housing which aims to prepare the identified lots for the construction of economic housing for FAB workers.

SUMMARY TABLES

Table 12.1. PIP Investment Targets by Outcome

SECTOR OUTCOME	NO. OF PAPs	INVESTMENT TARGETS (IN ₱ MILLION)							TOTAL PROJECT COST*
		2017	2018	2019	2020	2021	2022	2017-2022	
Access to affordable, adequate, safe, and secure shelter in well-planned communities expanded	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52
TOTAL	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52

* May not be equal to the '2017-2022 investment targets' as total project cost may include investments prior to or after the 2017-2022 Plan period.

Table 12.2. PIP Investment Targets by Implementing Agency

AGENCY	NO. OF PAPs	INVESTMENT TARGETS (IN ₱ MILLION)							TOTAL PROJECT COST*
		2017	2018	2019	2020	2021	2022	2017-2022	
AFAB	2	58.27	30.00	-	-	-	-	88.27	88.27
DILG	1	355.69	852.49	852.49	852.49	852.49	852.49	4,618.16	4,618.16
HUDCC	17	44,986.11	69,229.27	66,368.37	67,026.34	54,265.07	45,313.94	347,189.10	355,112.10
NHA	14	34,036.98	55,819.40	48,376.20	45,733.03	29,644.62	17,340.36	230,950.59	230,950.59
NHMFC	1	1,800.00	1,930.00	2,609.00	3,314.00	4,045.00	4,802.00	18,500.00	26,423.00
SHFC	2	9,149.13	11,479.88	15,383.17	17,979.31	20,575.45	23,171.59	97,738.51	97,738.51
TOTAL	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52

* May not be equal to the '2017-2022 investment targets' as total project cost may include investments prior to or after the 2017-2022 Plan period.

Table 12.3. PIP Investment Targets by Spatial Coverage

SPATIAL COVERAGE	NO. OF PAPs	INVESTMENT TARGETS (IN ₱ MILLION)							TOTAL PROJECT COST*
		2017	2018	2019	2020	2021	2022	2017-2022	
Nationwide	6	12,123.13	21,190.88	21,293.17	25,330.31	27,478.45	29,169.59	136,585.51	144,508.51
Interregional	10	32,009.68	43,310.89	36,447.69	33,068.53	27,639.11	16,996.85	189,472.75	189,472.75
Region-specific	4	1,267.27	5,610.00	9,480.00	9,480.00	-	-	25,837.27	25,837.27
NCR	2	1,209.00	5,580.00	9,480.00	9,480.00	-	-	25,749.00	25,749.00
Region III	2	58.27	30.00	-	-	-	-	88.27	88.27
TOTAL	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52

* May not be equal to the '2017-2022 investment targets' as total project cost may include investments prior to or after the 2017-2022 Plan period.

Table 12.4. PIP Investment Targets by Mode of Implementation

MODE OF IMPLEMENTATION	NO. OF PAPs	INVESTMENT TARGETS (IN ₱ MILLION)							TOTAL PROJECT COST*
		2017	2018	2019	2020	2021	2022	2017-2022	
LFP (RA 9184)	17	43,541.80	68,151.77	64,611.86	64,564.83	51,072.56	41,364.44	333,307.25	333,307.25
Others (including ICG) ^a	3	1,858.27	1,960.00	2,609.00	3,314.00	4,045.00	4,802.00	18,588.27	26,511.27
TOTAL	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52

* May not be equal to the '2017-2022 investment targets' as total project cost may include investments prior to or after the 2017-2022 Plan period.

^a Investment targets in 2017 include ₱1,256.70 million counterpart from local funds.

Table 12.5. PIP Investment Targets by Status/Level of Readiness

PROJECT READINESS	NO. OF PAPs	INVESTMENT TARGETS (IN ₱ MILLION)							
		2017	2018	2019	2020	2021	2022	2017-2022	TOTAL PROJECT COST*
With Total Project Cost above ₱2.5 Billion									
Ongoing	9	33,998.80	39,461.77	28,640.86	33,843.83	38,613.56	43,128.44	217,687.25	225,610.25
Undergoing Approval Process (Level 2)	5	8,754.00	29,581.00	38,116.00	33,475.00	16,504.00	3,038.00	129,468.00	129,468.00
Subtotal	14	42,752.80	69,042.77	66,756.86	67,318.83	55,117.56	46,166.44	347,155.25	355,078.25
With Total Project Cost of ₱1 Billion - ₱2.5 Billion									
Ongoing	2	1,247.00	194.00	464.00	560.00	-	-	2,465.00	2,465.00
Undergoing Approval Process (Level 2)	1	731.00	845.00	-	-	-	-	1,576.00	1,576.00
Subtotal	3	1,978.00	1,039.00	464.00	560.00	-	-	4,041.00	4,041.00
With Total Project Cost below ₱1 Billion									
Ongoing	1	611.00	-	-	-	-	-	611.00	611.00
Undergoing Approval Process (Level 2)	2	58.27	30.00	-	-	-	-	88.27	88.27
Subtotal	3	669.27	30.00	-	-	-	-	699.27	699.27
TOTAL	20	45,400.07	70,111.77	67,220.86	67,878.83	55,117.56	46,166.44	351,895.52	359,818.52

* May not be equal to the '2017-2022 investment targets' as total project cost may include investments prior to or after the 2017-2022 Plan period.