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SENATE

P. S. Res. No. 40

RECEIVED BY: *ja*

Introduced by Senator Ralph G. Recto

A RESOLUTION

DIRECTING THE SENATE COMMITTEE ON URBAN PLANNING, HOUSING AND RESETTLEMENT TO CONDUCT AN INQUIRY, IN AID OF LEGISLATION, ON THE GOVERNMENT'S MASS HOUSING ROADMAP, WITH THE END IN VIEW OF STRENGTHENING THE RELOCATION PROGRAM, ENSURING THE PROVISION OF SAFE AND AFFORDABLE HOUSING UNITS FOR INFORMAL SETTLERS AND POSSIBLY ENGAGING THE HELP OF THE PRIVATE SECTOR IN PROVIDING CHEAP FINANCING

WHEREAS, Article II Section 9 of the Constitution provides that the State shall promote a just and dynamic social order that will ensure the prosperity and independence of the nation and free the people from poverty through policies that provide adequate social services, promote full employment, a rising standard of living, and an improved quality of life for all;

WHEREAS, Article XIII Section 1 of the Constitution mandates the Congress to give highest priority to the enactment of measures that protect and enhance the right of all the people to human dignity, reduce social, economic and political inequalities, and remove cultural inequities by equitably diffusing wealth and political power of the common good;

WHEREAS, Section 9 of same Article of the Constitution provides that the State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas;

WHEREAS, Section 10 of the same Article further provides that urban and rural poor dwellers shall not be evicted nor their dwellings demolished, except in accordance with law and in a just and humane manner;

WHEREAS, the National Housing Authority (NHA) is the sole national agency mandated to engage in housing production for low-income families, having been organized in October 15, 1975 by virtue of Presidential Decree No. 757;

WHEREAS, under the Philippine Development Plan for "Accelerating Infrastructure Development; in Housing," slum dwellers or informal settlers were estimated to number to 581,059 families in Metro Manila alone as of July 2010;

WHEREAS, government has allocated less than 1.0 percent of the total government expenditures for the housing sector in recent years, or less than one-tenth of a percent of GDP on the average, making Philippine public spending on housing one of the lowest in Asia;

WHEREAS, the "housing roadmap" or the National Urban Development and Housing Framework (NUDHF) 2009- 2016 finds the housing problem to be serious and is a largely urban phenomenon with housing backlog estimated to reach about 5.8 million housing units by 2016;

WHEREAS, in Metro Manila, the total backlog has been projected to reach 496,928 housing units;

WHEREAS, the public housing sector targets the provision of 1.47 million units of direct housing assistance from 2011 to 2016;

WHEREAS, in his budget message for 2012, President Benigno Aquino III mandated housing agencies such as the NHA and the National Home Mortgage and Finance Corp (NHMFC) to encourage citizen participation by consulting with Civil Society Organizations (CSOs) in crafting policies and budget allocation for the housing sector;

WHEREAS, the 2012 budget set aside P7 billion for the housing sector, which is 23 percent higher than the 2011 appropriation of P5.7 billion;

WHEREAS, as mandated, the NHA will continue to provide affordable homes for the homeless with the national government providing P5.6 billion for resettlement of families living along danger areas and those affected by calamities; for medium-rise housing; and for slum upgrading;

WHEREAS, in the 2012 budget, NHMFC was mandated to set aside P500 million for its Community Mortgage Program, which seeks to help organized community home associations of landless citizens obtain tenure and ownership of the land they are presently occupying;

WHEREAS, the Home Guaranty Corporation (HGC), for its part, will guarantee 57,065 housing units for 2012, or 6,565 more than the 2011 target (50,500 units), and 16,661 higher than the 40,404 units constructed in 2010;

WHEREAS, the HGC will mobilize P48.5 billion for this purpose, a guarantee capacity equivalent to twenty times its net worth;

WHEREAS, according to the mass housing industry roadmap, a P1 increase in investment spending in the industry generates P3.32 in additional output to the economy while a P100-million investment in construction is estimated to generate P47 million in additional household income which corresponds to 228 direct jobs created;

WHEREAS, the urgency of providing low-cost houses to informal settlers came to fore after Metro Manila was battered with flash floods during heavy downpours, which were attributed to clogged *esteros*, rivers and other waterways inhabited by informal settler families;

WHEREAS, the solution arrived at by the government led by the Metropolitan Manila Development Authority (MMDA) and the public works department (DPWH) was to relocate the squatter families to in-city and out city resettlement areas and give them cash incentive to move;

WHEREAS, the NHA has rolled out 10 multi-level low-rise housing projects in various stages of development for informal settler families living in danger areas in Metro Manila;

WHEREAS, the government housing sector led by Housing and Urban Development Coordinating Council (HUDCC) is currently constructing 6,404 housing units worth P3.4 billion that will be used in relocating informal settler families currently living in danger zones;

WHEREAS, the 10 projects include those in Smokey Mountain (Paradise Heights) in Tondo, Manila; Tala 2 and Camarin, both in Caloocan City; Pleasant Hills in San Jose del Monte, Bulacan; Tanza, Gulayan and Tanglaw, all in Navotas; MMDA Depot in Manggahan, Pasig City; National Government Center Housing Project in Quezon City; and Disiplina Village 2 in Valenzuela City.

WHEREAS, around 55 percent of the total informal settler families identified by NHA are located in Quezon City and Manila;

WHEREAS, based on the data gathered by the NHA from local government units in 2011, there are 31,275 squatter households comprising 30 percent of families living in danger zones in Quezon City, while 26,029 families or 25 percent are in Manila;

WHEREAS, said housing units being built by NHA will be part of the housing relocation program for some 18,000 informal settler families living in six priority waterways in Metro Manila identified by the DPWH;

WHEREAS, DPWH and MMDA identified the waterways or danger areas that need to be cleared of squatter structures as the Pasig River, stretching from Manila, Mandaluyong, Makati and Pasig; the San Juan River, covering Manila, Mandaluyong, San Juan, and Quezon City; Tullahan river spanning Quezon City, Caloocan, Malabon, and Valenzuela; the Manggahan Floodway in Pasig; Maricaban Creek in Pasay, Makati, and Taguig; and the Tripa de Gallina covering Makati and Pasay;

WHEREAS, the NHA will also relocate around 1,500 families living along Estero de Sunog Apog and Estero de Maypajo in Manila;

WHEREAS, the affected informal settlers would be relocated to resettlement sites in Balagtas, Bocaue and San Jose del Monte, Bulacan and Trece Martirez, Cavite;

WHEREAS, the project is part of the P50 billion allocation made by President Aquino for the relocation of some 100,000 squatter families living in danger areas;

WHEREAS, relocation programs have failed in the past because of the intervention of local government heads and because the new housing sites were too far from places of work, schools, and sometimes lacking with basic necessities such as power and water;

WHEREAS, the Philippine housing sector roadmap likewise calls for engaging the private sector for financing of relocation and resettlement through the Public-Private Partnership (PPP) scheme; and,

WHEREAS, the Senate inquiry must be conducted to assess the viability of the housing sector roadmap and how it is plugging the housing back log, especially with the plan of government to relocate informal settlers in danger areas to new housing sites and also find out how to engage the private sector in implementing affordable mass housing projects and ensure the efficient use of government resources;

NOW THEREFORE, BE IT RESOLVED, by the Philippine Senate, to direct the Senate Committee on Urban Planning, Housing and Resettlement to conduct an inquiry, in aid of legislation, on the mass housing roadmap of the government, with the end in view of strengthening the relocation program, ensuring the provision of safe and affordable housing units for informal settlers and possibly engaging the help of the private sector in providing cheap financing.

Adopted,


RALPH G. RECTO