

URBAN POVERTY & HOUSING SITUATION



TAO-Pilipinas' Young Professionals Workshop

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JOHN J. CARROLL INSTITUTE ON CHURCH AND SOCIAL ISSUES



POPULATION TRENDS



- National population in 2003 was pegged at 81 million
- Population growth rate ('90-'00): 2.34%
- July 2005 estimate pegs the country's population at 87.8 M
- By 2010, it is projected to reach 94 M
- Urban population is highest in the following regions: NCR, Central Luzon, and Southern Tagalog
- It is lowest in ARMM & Eastern Visayas

Source: <http://www.nscb.gov.ph>

World Bank East Asia & the Pacific Notes

URBANIZATION TRENDS



- In 1995, it was estimated that almost half of the country was considered urban
 - In 2000, **36.7 million (48%)** of 76.5M population are located in urban areas
 - The NCR has been considered 100% urban since the 70s & houses a significant part of the urban population (9.9M)
 - Region III (Central Luzon) & Region IV (Southern Tagalog) have more than 50% of their population residing in urban areas (60.5 and 58.2 %, respectively)
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Source: <http://www.nscb.gov.ph>

<http://www.census.gov.ph>

URBANIZATION TRENDS: Population Density



Region	Pop'n Density
NCR	15,617 persons/sq km
Central Luzon (R.III)	441 persons/ sq km
Central Visayas (R.VII)	381 persons/sq km
Ilocos Region (R.I)	327 persons/sq km
Western Visayas (R.VI)	307 persons/sq km

Source: <http://www.nscb.gov.ph>

<http://www.census.gov.ph>

URBANIZATION TRENDS: Population Density



- Region with lowest population density is the Cordillera Administrative Region (CAR) with 95 persons/sq km
 - In the NCR, Navotas, with 88,617 persons/sq km has the highest population density
 - This is followed by:
 - City of Manila - 41,282 persons/sq km
 - City of Pasig - 38,851 persons/sq km
 - City of Pasay - 25,533 persons/sq km
 - City of Makati - 14,878 persons/ sq km
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Source: <http://www.nscb.gov.ph>

<http://www.census.gov.ph>

IMPLICATIONS



- While urbanization expands the tax base of an area & allows for joint economies, it puts pressure on heavier service delivery
 - Urban growth now is spilling over to the peri-urban areas: Cavite & Laguna provinces & major secondary cities (i.e., “spreading” the urban problem to periphery cities)
 - The higher the urban population, the greater the number of people in makeshift dwellings (i.e., more homeless families or slum dwellers in unserviced communities)
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HOUSING & THE URBAN POOR



Housing Need Per Year, 2005-2010



CUMULATIVE BACKLOG & NEW HOUSEHOLDS						
Annual Backlog	2005	2006	2007	2008	2009	2010
195,133	597,362	608,370	619,708	631,389	643,422	655,821

Source: MTPDP, 2005-2010

TOTAL: 3,756,072

Housing Need by Category, 2005-2010



CATEGORY	TOTAL
<i>Housing Backlog</i>	984,466
Doubled-Up Housing	387,315
Replacement/Informal Settlers	588,853
Homeless	8,298
Substandard (needs upgrading)	186,334
New households	2,585,272
TOTAL	3,756,072

Source: MTPDP, 2005-2010

Housing Need Per Region, 2005-2010



Region	Number
NCR	496,928
Region I	156,626
Region II	111,094
Region III	461,368
Region IV	828,248
Region V	173,855
Region VI	226,455
Region VII	290,616

Region	Number
Region VIII	115,252
Region IX	135,717
Region X	117,668
Region XI	263,952
Region XII	111,847
CAR	40,416
ARMM	147,574
CARAGA	78,456

Source: MTPDP, 2005-2010

Provision of Housing Assistance



Type of Housing	2001	2002	2003	2004
Socialized	207,940	118,987	87,716	81,853
Low-cost	54,447	74,306	114,507	146,067

Source: MTPDP, 2005-2010

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Resettlement & Basic Services

North & South Railway Rehabilitation Projects



❑ Affected families: Northrail

- A total of **21,023 families** from the Manila & Bulacan segments were relocated to resettlement areas in the latter

North & South Railway Rehabilitation Projects



- ❑ Affected families: Southrail
 - Some **7,794 families** along the Manila-Makati-Laguna segments have been relocated in Southville in Cabuyao
 - 2,764 families are from Makati
 - 1,318 families from San Andres & Paco in Manila
 - 3,707 families are from Cabuyao
 - Additional families are scheduled to be moved to the site: 56 families from Pandacan, Manila, 62 families from Sta. Mesa, and 518 families from Cabuyao, Laguna (with no houses)
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North & South Railway Rehabilitation Projects



❑ Issues: Water and Electricity

- As of July 2007, 3,238 families now have electricity: 1,772 of them are from Cabuyao; 1,082 from Makati, & 384 are from Manila
 - There are two (2) elevated tanks located in Blocks 25 & 42 servicing some 4,780 families.
 - Water, however is not potable & can only be used for cleaning
 - The 130 shallow wells in the site are still operational; water can only be used for construction
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North & South Railway Rehabilitation Projects



❑ Issues: Education

- A total of 3,247 students are enrolled for the current school year; 2,399 of which are elementary students & 848 are in high school
- Classes are in two shifts for both levels
- Teacher-elementary student ratio is 1: 114 while it is 1: 26 for the high school

North & South Railway Rehabilitation Projects



❑ Issues: Health Services

- There is one health center, which offers free consultation, immunization, pre-natal care for pregnant women & family planning to couples
- The center provides free though insufficient medicines
- It has one doctor, three midwives, & one nurse

North & South Railway Rehabilitation Projects



❑ Issues: Livelihood

- NHA has reported to have facilitated skills training to some 700 families since December 2006
- Job referrals have been given to 1,575 individuals & job placements to 795 more
- Some 323 families were provided financial loans

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Eviction & Demolition

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Demolition & Eviction



Year	Families Evicted	Comments
2001	2,073	EDSA II. PGMA instruction no demolition without in-city relocation, a defacto moratorium on demolitions
2002	1,043	PGMA: no demolition without in-city relocation, a defacto moratorium on demolitions
2003	4,315	MMDA clearing operation
2004	925	National Elections
2005	22,074	Northrail Project, MMDA demolitions
2006	7,635	Southrail project, Fort Bonifacio , R-10
January to June 2007	5,785	Southrail Project; Metro Guwapo, Road Widening and Flood Control Projects of MMDA

Source: Urban Poor Associates

Demolition & Eviction



Total number of structures demolished, Jan-Jun 2007

AREA	1 st Quarter	2 nd Quarter	TOTAL
National Capital Region	13,284	10,649	23,933
Luzon	3,686	3,721	7,407
Visayas	94	52	146
Mindanao	-	1,018	1,018
TOTAL	17,064	15,440	32,504

Source: PCUP, 1st Semester 2007

Demolition & Eviction



- Except for one court-ordered demolition, all demolitions involved government lands
 - NHA/PNR evicted: 3,500 families
 - MMDA: 1,255 families
 - PRA: 700 families
 - Manila City Hall: 320 families
 - Court sheriff: 10 families

Demolition & Eviction

❑ Issues

- “Voluntary” demolitions
 - Lack of coordination between & among shelter agencies
 - Violation of Sec. 28 of RA 7279 (UDHA)
 - Lack of social preparation
 - Unplanned relocation
 - Inadequate services & incomplete relocation sites
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Proclamations

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Proclamations



- ❑ Considered to be the “best” social housing programme
 - ❑ 222,268 families have benefited, with 1,467 ha.
 - Lungsod Silangan - 50,000 families
 - Unused land of PNR - 65,000 families
 - PNR land in Panay - 4,700 families
 - Parola - 10,000 families
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Proclamations



❑ Issues

- Decreasing numbers (beneficiaries):
 - 2001-2002: 139,000 families
 - 2002-2003: 68,000 families
 - 2004: 28,153 families
 - 2005-2007: average of 300-1,000 families
 - Lost momentum
 - Negative reaction vis-à-vis public interest
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Community Mortgage Programme

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Community Mortgage Programme

❑ CMP Take-outs

- 2006: 113 projects with 13,822 households and a total loan amount of PhP 739.6 million
- Cumulative: 1,456 projects with 182,800 households and a total loan amount of PhP 6.56 billion

2006 performance is 88% of the MTPDP target of 15,625 families



Community Mortgage Programme



❑ SHFC Challenges

- Adoption of a more developmental & pro-poor framework to be able to reach more poor people.
 - Exploring other products & programs to reach a broader segment of the poor in need of housing assistance.
 - Creation of a social housing fund or new sources of housing finance other than budgetary allocations
 - Scaling up of the CMP thru the localization scheme
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Challenges

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CHALLENGES



- Solving the dilemma of decongesting urban areas (e.g., Metro Manila) & providing in/near-city relocation
 - Meeting the need with existing resources (e.g., number of informal settler families & available land)
 - Coming up with affordable/low-cost housing technologies/materials (i.e., concrete interlocking blocks or CIBs) & “holistic” housing designs
 - Better coordination between & among agencies & stakeholders
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CHALLENGES



- “Unbundling” the housing package or promoting “semi-development” to reduce the price of land and encourage participation of beneficiaries
 - Empowerment of beneficiaries by encouraging participation thus fostering a sense of community & ownership (of the housing project) among families
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Maraming salamat! 😊
