



THE BAUTISTA ADMINISTRATION'S COMPREHENSIVE SOCIALIZED HOUSING PROGRAM IS A MULTI-AWARDED PROGRAM.

Quezon City's Bistekville 2 Socialized Housing Program received the Global Human Settlement Model of Community Award during the 2018 Annual Session of the Global Forum on Human Settlements (GFHS 2018), at the United Nations Conference Center, Bangkok, Thailand.

The "Sustainable Cities and Human Settlements Awards" (SCAHSA) (originally named "Global Human Settlements Awards") is an annual worldwide prize awarded by Global Forum on Human Settlements (GFHS) and supported by the United Nations Environment Program (UNEP). It is focused on promoting the mission of GFHS and enhancing the implementation of 2030 Sustainable Development Goals, notably goal 11. Mayor Bautista received the award with Mr. Ramon Asprer, head of the city's Housing, Community Development and Resettlement Department.

Bistekvilles are urban community development projects. The poor are not only given legal tenure over their well-built housing units; they are given access to community facilities as well, such as markets and sources of livelihood. For example, Bistekville 2 in Sitio Looban in barangay Kaligayahan has a market, a multipurpose hall, a covered court for meetings and sports activities, and an urban farm.

In 2014, the Quezon City Government was conferred the Galing Pook Award for its outstanding governance program on housing and resettlement. Likewise, the city government's effort was recognized and chosen by the Pag-ibig Fund as one of its top 20 Developers in 2014.

In 2015, the City Government was recognized as one of the Best Local Government Units in its Practices Against Professional Squatters and Squatting Syndicates (PSSS), an award given by the National Drive Against Professional Squatters and Squatting Syndicates (NDAPSSS). The award was "for outstanding achievement in curtaining the activities of professional squatters and squatting syndicates through sound legislative actions, pragmatic policies, innovative counter professional squatting programs…"

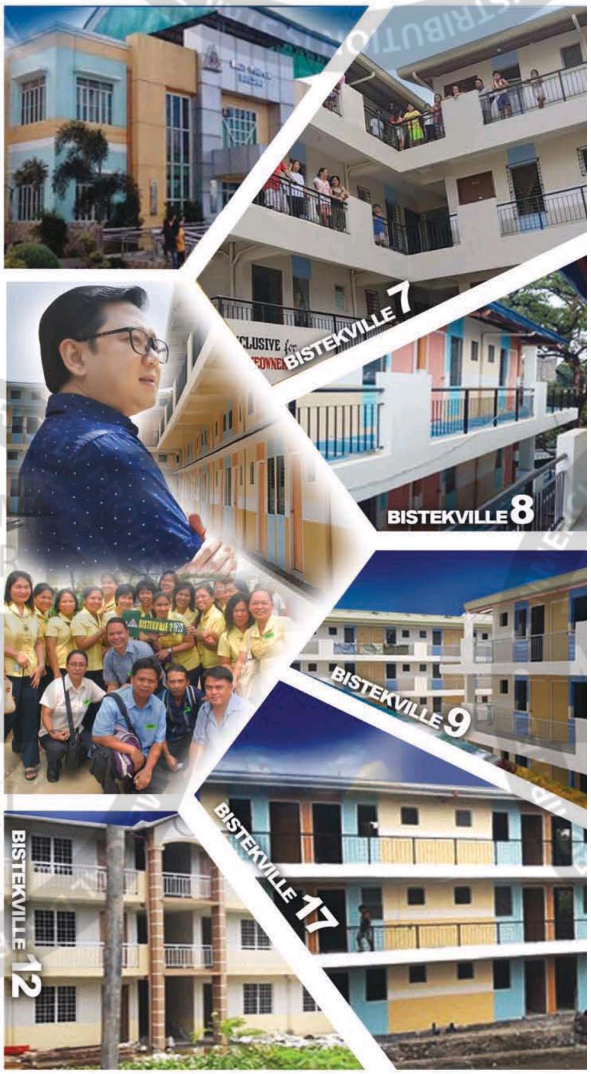


During the observance of the 2015 Urban Solidarity Week, Mayor Bautista was given the Kaagapay Award by the Presidential Commission for the Urban Poor (PCUP) for his "unwavering support in ensuring the success of the institutional partnership between the Local Chief Executive's Office and the PCUP for the uplift and benefit of the urban poor sector."



Secretary to the Mayor, **Tadeo M. Palma**, is the indefatigable mover of the Bautista Administration for Quezon City's socialized housing programs, particularly the Bistekville communities. For the past 9 years, he headed the Task Force on Socialized Housing and Blighted Areas, which brings together a multi-department collaboration on the challenges and concerns related to housing and resettlement.

His insistence on learning from failures of the past to come up with solutions that can really work, coupled with his unrelenting passion and commitment towards this vision of developing slum-free communities, significantly led to breakthroughs and out-of-the box but practical approaches towards the development of a sustainable and scalable housing program for the poor in Quezon City.







Beneficiaries of Bistekville-15 were informal settler families who have been residing in the area since the 1990s. One of them is Cristy Alcayde who lives there with her husband and three children. Another are Cherel and Mansueto Inicial Jr. who feel more secure in their new home.



Ma. Elena Donsol-Manalang and Glenda L Monleon aspired for a home where the nightr floods, crime, drugs, the stench of human wa garbage, and the stigma that comes with squatter would cease.
For 50 years, Elena and her family lived in a built over a creek. Yet, she fiercely protect right to stay there, militantly protesting demolition. Until she was offered a choice. T to reside in Bistekville 2 in barangay Kalig Quezon City. Now, she feels blessed to fina the opportunity to own her home.



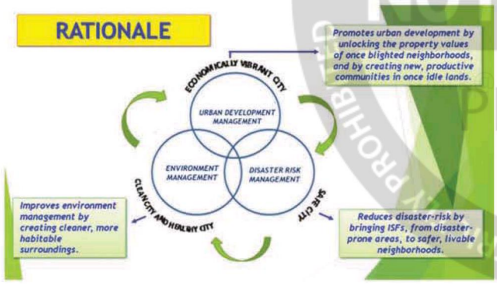
Glenda resided in a private property inhabited by informal She feared eviction any time. Electricity, through connections, was expensive, and water delivery was monopo an enterprise. Now, Glenda is not only a homeowner, sh chairperson of a neighborhood cooperative from which she a members receive yearend dividends.
Teresita Bagnot, the estate manager of Bistekville 2, obser the city's housing program not only builds housing units, th

NOT FOR SALE

PIONEERING IN A DISASTER-RISK APPROACH TO HOUSING

It was the impact of typhoon Ondoy that devastated homes and snuffed out the lives of many families in Metro Manila that ingrained in Herbert M. Bautista's mind that he must do something significant to mitigate such impact on the lives of the most vulnerable families in Quezon City. The typhoon wrought havoc in September 2009. Nine months later, he would be Mayor. Resettling the poor from danger areas in well-developed, safe communities became his priority program, which he pursued aggressively through all the nine years of his Administration in a scale so large that it has few precedents in this country.

Mayor Bautista's program was a disaster-risk approach to housing, at a time when DRRM or disaster risk reduction and management was not yet a byword in people's minds, and the DRRM national law was just enacted. Under his leadership, Quezon City became the first local government to submit its Comprehensive Shelter Plan to the National Government, with a realistic understanding of the problems that have hindered the proliferation of affordable housing in the Philippines, coupled with an indepth presentation of multiple solutions.



A REALISTIC APPRECIATION OF OBSTACLES

The QC Socialized Housing Program basically addressed existing roadblocks like insufficient supply of housing units that could be realistically affordable by the poor, access to financing by the informal sector who traditionally could not qualify for loans, not being able to live near places of work, dislocation of children from schooling when resettlement was too far from original residences, and lack of basic amenities in socialized housing communities.

Establishing a threshold for housing affordability became the first task. Then, the next challenge was to convince contractors to build at this cost. Developers tended to shy away from socialized housing projects because of marginal returns and poor payback mechanisms. The poor were regarded as high credit risks.

Thus, the next set of strategies were directed at establishing accessibility to financing and other support resources. This involved meetings and negotiations with government housing financing institutions, civic organizations, contractors, land owners, and businesses – especially appealing to their sense of social responsibility.

The housing program is not a doleout. Otherwise, it could benefit only a few and not be replicable on a large scale. Special housing programs of the Social Housing Financing Corporation and the Home Development Mutual Fund (Pag-Ibig Fund) were tapped. For those who could not qualify under such programs, the City Government developed its inhouse financing option. Still, there were those too poor to afford any of these three options. These families were assisted to qualify under the programs of the National Housing Authority, which offers the most affordable financing terms to qualified beneficiaries.

Then, there is the issue of location. Many informal settlers oppose resettlement, fearing it would take them too far from sources of income. They also anticipate poor resettlement amenities and lack of livelihood opportunities. To the extent possible, in-city resettlement became the ideal option, but difficult because of the high cost of land in highly urbanized cities. The Quezon City Council helped address this issue by enacting ordinances that put a cap on the value of land developed for socialized housing purposes. Other necessary ordinances to support the needed actions including tax measures to create a sustainable budget for the program were also legislated.

SUSTAINABLE SOLUTIONS WITH IMPACT BEYOND JUST SHELTER DEVELOPMENT

The aim of Quezon City's Socialized Housing Program is to build not just dwelling units, but communities with some basic amenities like multipurpose halls for community events, and parks where children can play without fear for their safety. The residents are organized and guided to manage the communities themselves, so that these neighborhoods remain well organized.

affects the general public in Socialized housing is one program which Mayor Bautista hopes future mayors of the city will continue to support because the impact is continuing, improving not only the present quality of life of the beneficiaries, but also their future. It also positively many ways. Surrounding properties rise in values with the eradication of urban blight and the significantly improved peace and order conditions in their neighborhoods. In addition, the resettlement of informal settlers frees up right of ways for road and sidewalk projects, allows utilities projects to be properly undertaken, mitigates flooding through the clearing of obstructions from waterways, and frees up open spaces to be developed into proper parks or recreation centers for the benefit of many people.

The program is sustainable because of the institutionalization of organizational support for the program. It is a cooperative effort of the following: the Local Housing Board, which is composed of representatives of people's organizations, nongovernment organizations and government agencies, whose task is to formulate housing and resettlement related policies; the Task Force on Socialized Housing, which was organized as a multi-department body to address the many concerns related to informal settlements and resettlement (basically, these are engineering, social services, planning and development, housing and resettlement); and the Housing, Community Development and Resettlement Department which serves as key implementor of the City's socialized housing program.

Another reason for sustainability is because Mayor Bautista saw to it that the housing program has continuing financial support. The proceeds of the Socialized Housing Tax and the Idle Land Tax go into a dedicated Socialized Housing Special Account. Also deposited in this account are all proceeds collected under the community mortgage and direct sale programs. In 2018, revenue collections for the socialized housing tax and idle land tax reached Php 368,398,631. In 2017, collections reached Php 322,061,055.

MULTIPLE APPROACHES TO A GARGANTUAN CHALLENGE

Bistekville projects are not the only housing solution, although these communities are the most visible. The Bautista Administration also pursued community mortgage projects, direct sale programs, aggressive partnership with the NHA for allocation in its national housing developments, and active partnerships with mayors of suburban municipalities for win-win initiatives for creating in their municipalities, new communities for Quezon City's resettlers through the NHA program or through the QC-LGU itself as developer.

In January 2019, the City Government unveiled a new scheme for housing ownership. Mayor Bautista approved the ordinance providing the beneficiaries of selected Bistekville socialized housing projects in the city to officially own residences through the rent-to-own option, which are applicable for housing developments on properties that have been forfeited, donated, expropriated and other housing projects appropriate for the program.

AFFIRMED AS INNOVATIVE AND SUCCESSFUL

Bistekville is the city's flagship socialized housing program under Mayor Bautista. It is a model for innovative project financing and project management. It is also a prototype of a multi-sectoral partnership model for project management, involving the Quezon City government, private developers, nongovernment organizations, and local and international organizations.

Estate management is an integral part of these community housing projects, as a means to maintain and monitor the livability of the communities. Bistekvilles with commercial areas cross-subsidize the socialized housing investment.

In a 2014 report, state auditors of the Commission on Audit rated Quezon City's Socialized Housing Program as a big success for having generated sustainable funds that addressed one of the city's biggest problems. The COA report acknowledged how Quezon City developed three types of financing packages, including the city's own in-house financing program, to address different levels of capacity to pay among the poor. The report also lauded Quezon City for its resettlement programs for families living in danger areas, whose lives have become more at risk because of the growing malevolence of previous calamities, particularly intermittent typhoons and monsoon rains unleashing floods and mudslides in the metropolis.

QUEZON CITY SOCIALIZED HOUSING PROGRAMS	
Informal settlers resettled in NHA housing sites	24,809
Beneficiaries of Community Mortgage Projects (with QC-LGUs as mobilizer)	13,479
Beneficiaries of Community Mortgage Projects (with NGOs as mobilizers)	12,245
Awarded lots under the Direct Sale Program	1,011
Completed Bistekville housing units	3,459
TOTAL	55,003

STATUS OF BISTEKVILLE HOUSING PROJECTS	
Completed and ongoing new community developments	**33**
Onsite projects : 25	
Offsite projects : 8	
Completed projects : 19	
Ongoing projects : 14	
Total number of units (completed and ongoing)	**6,734**
Developed lot only : 313	
Socialized one-storey rowhouse units : 1,528	
Socialized two-storey rowhouse walk-up units : 996	
Socialized three-story rowhouse walk-up units: 3,642	
Economic units: 255	
Project Status	
Completed units	3,459
Units under construction	984
Units for construction	1,186
Units for bidding	792
Developed lots	313
Community Development Projects in the pipeline	**16**
Onsite projects : 16	
Offsite projects : 0	