

Sustainability Programs for the Public Housing Beneficiaries of Quezon City, Philippines

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Abstract: In the Philippines, the Quezon City Housing and Community Development and Resettlement Department (HCDRD), formerly known as the urban poor affairs, was created to implement socialized housing and resettlement programs for the underprivileged residents and informal settlers in Quezon City and to conduct training programs for urban poor communities. Currently, there are already eight established villages for the poor, known as Bistekville, that are in various stages of development. The need for public housing schemes to meet some basic sustainability parameters has continued to be of concern to housing policy makers, developers, experts, and researchers across the world. Thus, after the resettlement, the local government units of Quezon City implemented programs for the resettled informal settlers. This study assessed the sustainability programs for public housing beneficiaries after their resettlement in Quezon City. Quantitative and qualitative methods were utilized through survey questionnaires, and interviews from the three hundred twenty (320) beneficiaries of the eight (8) resettled Bistikville sites in Quezon City that were randomly selected. To answer and analyze the problems Frequency and Percentage, Weighted Mean, and Z-test was employed. Findings showed that public housing beneficiaries were satisfied with the sustainability programs that include livelihood, integrative, feeding and health, education, and sports development provided to them by their local government unit. Some recommendations to sustain the program are provided in this study.

Keywords: Sustainability programs; public housing; beneficiaries

1. INTRODUCTION

1.1 Background of the Study

Housing/shelter is unarguably one of the necessities of man. According to Maslow's hierarchy of needs, it is used to be ranked second after food, but according to some people, it is the most important of all needs. In the Philippines, there is nothing new with the issue of informal settling. It became a stark phenomenon in Manila after the Second World War, where a large number of war victims built makeshift houses called *Barong-Barong* inside abandoned private plots of land and even living in danger zones areas like river creeks. For more than 50 years now, the unabated growth population of informal settlements here in Metro Manila as well as in other highly urbanized parts of the country has remained a nagging problem.

The housing sector is one of the divisions that receive a high budget allocation. The need for housing in the period of 2007-2016 is estimated at 7,552,409 units, which is admittedly huge and far greater than what the government can supply to. In 2017, the Department of Budget and Management (DBM) sought a Php12.64-billion budget for the National

Housing Authority (NHA) which is PhP18 billion lower than 2016's budget—PhP30.48 billion. As the government lowers the budget allocation for NHA, the housing sector remained as one of the under developed sectors of the economy. It is inferred that this resulted because the government paid lesser attention to various housing schemes.

The Quezon City Housing and Community Development and Resettlement Department (HCDRD), was formerly the urban poor affairs created in 1986. It is mandated to design and implement socialized housing and resettlement programs for the underprivileged residents and informal settlers of Quezon City, and to conduct training programs for urban poor communities. Primarily, they develop and implement short- and long-term housing programs tailored to fit the capacity to pay off the City's informal settlers or the ones in the low-income class. Since 2014, it was estimated to have 306,726 households, and still growing, according to Census of Population and Housing (CPH) (2017). The established villages for the poor, known as the Bistekville Housing Projects are the Quezon City Government's response to the need for affordable and socialized housing communities. Eight houses were already established, and 18 others are ongoing, all in the city, which are in various stages of development.

The need for public housing schemes to meet some basic sustainability parameters have continued to be of concern to housing policy makers, developers, experts, and researchers across the world. Thus, after the resettlement, the local government units of Quezon City implemented programs for the resettled informal settlers such as livelihood, integrative, feeding and health, education, and sports development programs.

The study aims to assess the sustainability programs for the public housing beneficiaries of Quezon City regarding livelihood, integrative, feeding and health, education, and sports development programs and determine the challenges and opportunities encountered in its implementation.

1.2 Hypothesis

There are no significant differences in the assessment of respondents on the sustainability programs on public housing in Quezon City after resettlement.

1.3 Related Literature

Informal settler is a term adapted by the National Housing Authority (NHA) referring to families who occupy land that is not their own. By definition, *Squatting* refers to those occupying a piece of land or building without permission of the owner, while slum dwelling involves living in houses that are dilapidated and congested that they pose health, fire and crime hazard.

The Philippine situations regarding informal settlements were distinct into two: (1) Squatters who squat because of poverty, and (2) Squatters who squat for profit who are also called professional squatters.

The problem of informal settlers continues to grow in Metro Manila, with at least 517,175 families identified in 13 local government units for the past year. Of the total number of settlers, 232,123 families are occupying government-owned lands while 173,536 families are occupying private-owned lands. On the other hand, 81,628 families are living in houses in the proximity of dangerous areas, 16,890 are from areas for priority development, and 11,866 families are from areas affected by government priority projects (ABS CBN News, 2010).

The Quezon City Urban Poor Affairs Office, Quezon City, has the largest population of informal settlers and their numbers continue to increase rapidly. In 2002, there were an estimated 170,000 depressed households in the city, and as of August 2010, the number of informal settler families already reached more than 223,000—most of them cluster together and form communities along dangerous areas.

As written in the 1987 Constitution, the need to provide housing for the poor is a government responsibility shared with the private sector. Stated in *Article XIII-Urban Land Reform and Housing, Section 9*, 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. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program, the State shall respect the rights of small property owners.

Urban or rural poor dwellers shall not be evicted, nor their dwelling demolished, except by the law and in a just and humane manner. No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are relocated (Section 10 of the 1987 Constitution).

In 2011, the Quezon City-Urban Poor Affairs Office (QC-UPAO), in partnership with the National Drive Against Professional Squatters and Squatting Syndicates (NDAPSSS), has conducted over 70 local seminars and community dialogues which are imperative to strengthen the city's ongoing efforts to prevent professional squatters and squatting syndicates from building new colonies in open spaces and small private properties,

Based on a local study by Genardo (2005), the government usually aims to provide for housing and other basic needs of its residents, particularly housing development that is conducive to a dynamic wholesome community living. Thus, the success of any housing project depends on the sustainability of the organization to provide for the sustenance of such project. According to Palmer Paton (2012), in implementing sustainability, communities tend to focus on economic development, environmental protection, and transportation diversity.

1.4 Conceptual Framework

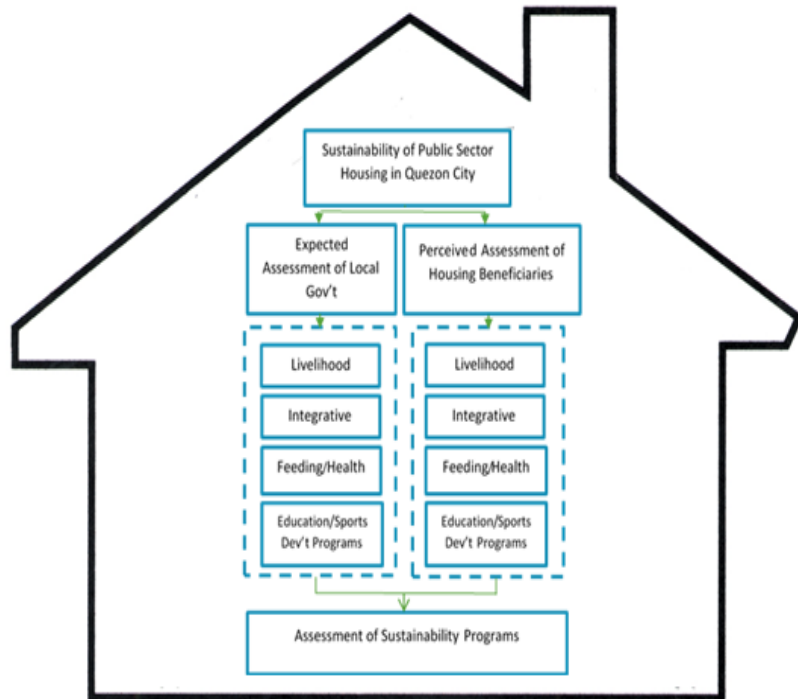


Fig. 1. Sustainability Programs for the Public Housing Beneficiaries

Figure 1 shows the conceptual framework of the research. This study recognizes the major factors and issues in assessing the efficiency of the implementation of the housing projects in Quezon City. Taken into account as well, is the perceived and expected assessment of the housing beneficiaries, regarding the currently available sustainability programs, comprised by the following: livelihood, integrative, feeding/health, and education, and sports development. Evaluating both the efficiency of the implementation of the housing programs and the actual quality of the underlying sustainability programs will determine whether the overall housing project is sustainable or not.

2. METHODOLOGY

This study is descriptive, evaluative research. A purposive sampling method was utilized in determining the assessment of the three hundred twenty (320) selected beneficiaries. Forty (40) respondents came from each resettled barangays of Bistekville namely: Barangay Payatas along Molave Avenue (Bistekville I), Barangay Kaligayahan, Novaliches (Bistekville II), Barangay Escopa I, II, III and IV, Barangay Culiati along Vargas Lane, Along Madja-as Road in Barangay Payatas, Chestnut Street in Fairview, Barangay

Bagbag, and Barangay Gulod on the sustainability programs of Housing and Community Development and Resettlement Department (HCDRD) of Quezon City after the resettlement.

To answer and analyze the problems specifically, the following statistical tools were used: Frequency and Percentage, Weighted Mean and Z-test. For responses in the study, the following scale and its corresponding verbal interpretations were used: 4.51 – 5.00 Very Satisfied (VS)/ Very Great Extent (VGE), 3.51– 4.50 Satisfied (S)/Great Extent, 2.51 – 3.50 Moderately Satisfied (MS)/Moderately Extent (ME), 1.51 – 2.50 Less Satisfied (LE)/ Less Extent (LE), 1.00 – 1.50 Not Satisfied (NS)/ Not at All (NA).

3. RESULTS AND DISCUSSION

Table 1. Assessment of the Sustainability Programs on Public Housing Beneficiaries in Quezon City after Resettlement regarding Livelihood Programs

Indicators	Weighted Mean	Verbal Interpretation
1. Technical Education and Skills Development Authority (TESDA) Skills Training Program	4.50	Very Satisfied
2. Support to Multipurpose Cooperative	3.88	Satisfied
3. Social Security System Membership (SSS)	4.36	Satisfied
Overall Mean	4.24	Satisfied

The table shows the assessment on the sustainability programs on public housing beneficiaries by the Housing and Community Development and Resettlement Department (HCDRD) in Quezon City regarding livelihood programs. The overall mean is 4.24 which satisfied most of the respondents. Furthermore, the TESDA skills training programs extremely satisfied the respondents as seen on the table above.

Table 2. Assessment of the Sustainability Programs on Public Housing Beneficiaries in Quezon City after Resettlement regarding Integrative Programs

Indicators	Weighted Mean	Verbal Interpretation
1. Values Enhancement and Personnel Planning Workshop	4.19	Satisfied

The values enhancement and personnel planning workshop of the public housing beneficiaries in Quezon City satisfied most of the respondents as presented in Table 2.

Table 3. Assessment of the Sustainability Programs on Public Housing Beneficiaries in Quezon City after Resettlement regarding Feeding and Health Programs

Indicators	Weighted Mean	Verbal Interpretation
1. Mass Feeding	4.55	Very Satisfied
2. Medical, Dental and Optical	3.86	Satisfied
Overall Mean	4.20	Satisfied

As shown in table 3, the sustainability programs of the Housing and Community Development and Resettlement Department (HDDR) of Quezon City regarding feeding and health as assessed by the respondents claiming that they are satisfied, with an overall mean of 4.20. The mass feeding vastly satisfied the beneficiaries which are a good note to consider.

Table 4. Assessment of the Sustainability Programs on Informal Settlers in Quezon City after Resettlement regarding Educational Programs

Indicators	Weighted Mean	Verbal Interpretation
1. Back to Study for Out of School Adults	4.38	Satisfied
2. College Scholarships	4.36	Satisfied
Overall Mean	4.37	Satisfied

The sustainability programs of the Housing and Community Development and Resettlement Department (HDDR) in Quezon City regarding education satisfied the beneficiaries with an overall mean of 4.37 as presented in table 4.

Table 5. Assessment of the Sustainability Programs on Public Housing Beneficiaries in Quezon City after Resettlement regarding Sports Development Programs

Indicators	Weighted Mean	Verbal Interpretation
1. Street Soccer Teams	4.44	Satisfied
2. Covered Basketball and Volleyball Courts	4.34	Satisfied
Overall Mean	4.39	Satisfied

Regarding sports and development as a sustainability program of Housing and Community Development and Resettlement Department (HDDR) of Quezon City, it once again satisfied the respondents gaining an overall average of 4.39. The street soccer teams and covered basketball and volleyball courts for the sports activities of the youth seem to be effective.

Table 6. Z-test Results in Determining Significant Differences on the Assessment of Respondents on the Sustainability Programs on Public Housing in Quezon City after Resettlement

Sustainability Programs	Overall Mean	SD	Computed t-value	Verbal Interpretation
1. Livelihood Programs	4.24	.660	68.981	S
2. Integrative Programs	4.19	.646	65.431	S
3. Feeding and Health Programs	4.20	.632	70.588	S
4. Education Programs	4.37	.750	67.524	S
5. Sports Development programs	4.39	.632	69.060	S
d.f.= 198		Tabular value at α .05 = 1.96		
Legend: S = Significant NS = Not Significant				

These tabular results show a significant difference on the assessment of the respondents on the sustainability programs on the public housing in Quezon City after resettlement regarding livelihood, integrative, feeding and health, education, and sports and development. This finding is denoted by the computed t-values equal to 68.981, 65.431, 70.588, 67.524 and 69.060 respectively, which are greater than the tabular value of 1.96 at 198 degrees of freedom at .05 significance level. This finding rejects the null hypothesis of no significant difference in the assessment of respondents on the sustainability programs on public housing in Quezon City.

Table 7. Problems Encountered in the Implementation of Sustainability Programs on Public Housing Beneficiaries after Resettlement in QC

Indicators	Weighted Mean	Verbal Interpretation
1. Budget allocation	4.82	Very Great Extent
2. Availability of the beneficiary	4.27	Great Extent
3. Qualification of the beneficiary	4.32	Great Extent
4. Physical fitness of the beneficiary	4.26	Great Extent
5. Good at first (Ningas Cogon) attitude of the beneficiary	3.81	Great Extent
6. Disobedience of the beneficiary	4.09	Great Extent

Going over the problems encountered in the implementation of the sustainability programs on the public housing beneficiaries in Quezon City by the Housing and Community Development and Resettlement Department (HCDRD) after resettlement, budget allocation posted a very great extent rating on the respondents—4.82 weighted means. Great extent ratings were on the qualifications, availability, physical fitness, disobedience, and good at first (Ningas Cogon) attitude of the beneficiary respectively.

4. CONCLUSION

The respondents are satisfied with the Sustainability Programs on Public Housing in Quezon City regarding livelihood, integrative, feeding and health, education, and sports development programs. There is a significant difference in the assessment of the respondents on the sustainability programs, and the majority are satisfied. The very great extent problem encountered in the implementation of the Sustainability Programs in Quezon City on Public Housing after Resettlement is the budget allocation, followed by qualification, availability, physical fitness, disobedience, and Ningas Cogon attitude of the beneficiaries.

It is recommended that the government must strengthen its campaign in providing low cost housing for the beneficiaries or informal settlers with the help of other government agencies like the Housing and Urban Development Coordinating Council (HUDCC), the Socialized Housing Finance Corporation (SHFC), the Department of Interior and Local Government (DILG), and the Local Government Units (LGUs). The government must stream line the processes and remove the bureaucratic red tape in availing the housing programs of the government for the beneficiaries. The local government units together with the Non-Government Organizations (NGOs) must strengthen their programs on informal settlers after resettlement. The government must be serious in the implementation of their long-term Anti-Poverty programs, and the government must implement long term, sustainable and effective Rural Development Plan in rural areas.

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