



Compendium of Permanent Housing Interventions in Post-Yolanda Rehabilitation in Eastern Visayas, Philippines

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Objectives of the Compendium

- to provide the government and other development partners a comprehensive reference of workable approaches to resettlement that adhere to the basic government requirements and international declarations
- to inform policy and program reforms of the Philippine government and development partners' resettlement and housing programs



Project Profiles

Housing Projects Visited

Yolanda Permanent Housing Program – Ridge View and Villa Diana HOAs

NHA

Brgy. Cabalwan and Brgy. New Kawayan, Tacloban

Yolanda Response Project – Cabalawan

UNDP

Brgy. Cabalwan, Tacloban
55 families

Post-Yolanda Core Shelter Project – Mountainville

Tacloban LGU

Brgy. Palanog, Tacloban
66 families

Pope Francis Village

FRANCESCO

Brgy. Diit, Tacloban
550 families

Basey Eco Ville Housing Project

JF Ledesma Foundation
Brgy. Bagubac, Basey
130 families

GK Village - Carmen

Gawad Kalinga
Brgy. Carmen, Hernani
241 families

Eastwinds Residences

ACTED
Brgy. Cogon, Guiuan
126 families

Post-Yolanda Support for Safer Homes and Settlements (Pan-ay and Pontevedra)

UN-Habitat

Brgy. Pawa, Pan-ay and Brgy. Tacas, Pontevedra, Capiz
470 families

SM Cares Village - Ormoc

SM Cares

Brgy. Catmon, Ormoc
198 families

Resilient Recovery Program - Guiuan

CORDAID

Brgy. Ngolos and Brgy. Sulangan, Guiuan
126 families

TYPHOON YOLANDA



Yolanda Permanent Housing Program in Region VIII

NATIONAL HOUSING AUTHORITY (NHA)



Post-Yolanda Core Shelter Project

TACLOBAN LGU



Yolanda Response Project

UNITED NATIONS DEVELOPMENT PROGRAMME
(UNDP)



Post-Yolanda Support for Safer Homes and Settlements

UN-HABITAT



Resilient Recovery Program

CORDAID



FROM ACTED'S TWITTER PAGE (MAY 2017)

Eastwinds Residences

ACTED



Basey Eco Ville Housing Project

JULIO AND FLORENTINA LEDESMA FOUNDATION



SM Cares Village–Ormoc

SM CARES



GK Village-Carmen

GAWAD KALINGA



Pope Francis Village

POPE FRANCIS FOR RESILIENT AND CO-EMPOWERED, SUSTAINABLE COMMUNITIES (FRANCESCO)

Summary of Key Features

Type of Housing Structure and Cost per Unit

NHA	Rowhouse (22 m ²)	₱290,000 (including land, with provision for loft)
Tacloban LGU	Duplex	₱268,000 per duplex or ₱134,000 per unit
UNDP	Rowhouse (35 m ²)	₱353,911 (including water system)
UN-Habitat	Single detached (26 m ²)	₱135,000 (flat houses), ₱165,000 (on stilts)
CORDAID	Single detached	₱132,000 (house reconstruction)
ACTED	Two-story rowhouse (36 m ²)	Not available
SM Cares	Rowhouse (loftable) (20 m ²)	₱320,000 (inc. other project expenses)
JF Ledesma	Rowhouse (loftable) (22 m ²)	₱190,000 to ₱200,000
GK	Rowhouse (loftable) (18 m ²)	₱150,000
FRANCESCO	Two-story rowhouse (40 m ²)	₱450,000

Summary of Key Features

Housing Materials Used

	Wall	Roof	Others
NHA	permaform, CHB	GI sheet	reinforced concrete beam, column and footing, wall footing, floor slab; units can stand winds of 250 kph
Tacloban LGU	CHB	GI sheet	extra bracing and anchoring on wall and ceiling anchorage tying the roof to the ground
UNDP	CHB (6" CHB for exterior wall and 4" for interior wall)	1.2mm 2"x4" C-purlins and 0.6mm thick pre-painted corrugated GI sheet attached by J-bolts	windows with wooden louver wind protector; downspout with catch basin connected to public storm drainage, roof beams and concrete gutter designed to protect roof eaves against 300 kph wind velocity
UN-Habitat	lower walls are made of CHB; upper walls made of split bamboo with wooden frames	quatro aguas roof (four-sided roof); GI sheet roofing with extra perimeter nailing and ridge roll	reinforced concrete columns and four mid-wall stiffener columns, topped with a reinforced concrete roof beam; capable of withstanding winds of 250 kph

Summary of Key Features

Housing Materials Used

	Wall	Roof	Others
CORDAID	Fully concrete or mixed-materials (e.g. half concrete wall, coco lumber or good lumber for wall framing)	quatro aguas roof (four-sided roof); GI sheet	concrete slab floor, coco lumber/ good lumber wooden framing, plywood/ wood planks walls
ACTED	CHB	pre-coated corrugated GI sheets	design can resist winds with a velocity of 350 kph
SM Cares	ribbed concrete precast	concrete slab with canopy for the main house with integral and exterior waterproofing	fiber board interior cladding
JF Ledesma	interlocking compressed earth blocks (ICEB) which can withstand a lateral force of more than 300 kilometers per hour	steel roof frame and GI roofing	
GK	CHB	shed-type roofing to minimize the effect of a strong wind; steel roof frame and GI roofing	concrete window awning
FRANCESCO	CHB	steel roof frame and GI roofing	



Good Practices and Lessons Learned

1. Community organizing aids shelter recovery and the transition to permanent housing after a disaster.



In the Pope Francis project, community organizing proved effective in preparing communities for their smooth transition to a permanent housing site.



UN-Habitat's project developed a systematic method for instilling community participation and accountability through procedures that allow communities to make the major decisions and be responsible for them.

2. Community involvement enhances beneficiaries' sense of ownership.

- Ensuring that the processes and decision-making are transparent ensures better community acceptance of project-related decisions particularly with regards beneficiary selection, as experienced in the Cordaid project.
- The safekeeping and handling of funds by the Mountainville NASA in the Post-Yolanda Core Shelter project of Tacloban City enhanced the sense of responsibility and management skills of the officers of the association.
- Project beneficiaries expected to be consulted and believed their inputs would have been useful in the development and construction phases, as shown in NHA's Yolanda Permanent Housing Program in Tacloban City.

3. Collaboration and partnership-building are indispensable to efficient shelter recovery.

<http://francescomodelcommunity.blogspot.com>



Site development by **DPWH** and **AFP** in Pope Francis Village; **DSWD** for core shelter support



Bridge financing and green technology from **other NGOs** for JF Ledesma's project in Basey



Donations from partners (individuals and organizations) for SM Cares Village

Collaboration between the **local government** and NGOs (e.g., GK, JF Ledesma, FRANCESCO), including INGOs (e.g., ACTED), has been mutually beneficial.

4. Capacity development builds resilience.

<http://unhabitat.org.ph/tag/shfc/>



UN-Habitat learned that technical development must go hand in hand with community development. This meant that resources were made available specifically for the salaries of community facilitators, organizers, trainers and training activities.



For Gawad Kalinga, introducing new ideas and changes in attitudes or behavior that can be helpful in sustaining the benefits of an intervention requires care and sensitivity. GK did this by starting with a small group of community members who were receptive to such changes.

5. Community savings can be a tool for promoting accountability and sustainability.



Tomoko Matsushita/
<https://unhabitat.phoonhaiyanresponse.wordpress.com>

For the UN-Habitat project, community savings mobilization was a key component of the project. Through the savings, the community associations had resources to spend for improvements such as drainage systems and concrete roads. Because the community associations had been trained in financial management, accountability was assured and members trusted their organization on financial matters.

6. Community contracting can work for post-disaster housing.



Although there were problems experienced with some workers, the experience has been successful in all the four sub-projects of UNDP. The houses were built according to the intended quality and within a reasonably short period of time.



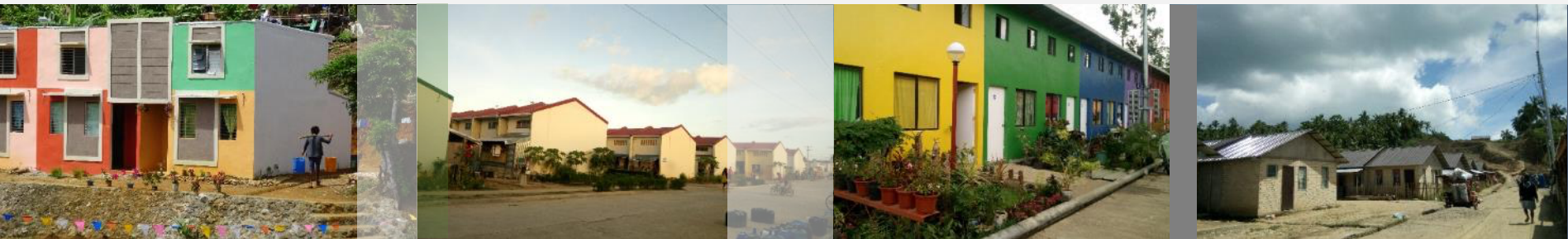
UN-Habitat held weekly “toolbox meetings” wherein the engineer and community organizer met with the community leaders and construction workers to review the target output, identify the causes of any delays and agree on courses of action to avoid further delays.

7. Flexibility is needed in dealing with implementation issues.

- ACTED has learned that in post-disaster contexts, permanent housing providers must plan for additional time for project implementation.
- For a time-bound project such as resettlement in which management of overhead cost is crucial, innovations in the people-driven process (as adopted in Pope Francis Village) will have to be developed.
- The Gawad Kalinga project in Carmen had to make a hard decision of giving priority to providing families with secure and safe houses over giving them immediate access to basic services.

8. LGUs need legal and financial interventions to overcome land acquisition issues.

- For the Tacloban City government, land acquisition is “very complicated,” despite the National Government’s issuance of a memorandum to streamline procedures and an administrative order to the acquisition of land but this was applicable in NHA-developed housing sites only.
- An alternative could be to download the funds to the LGU. However, the LGUs and the NGOs assisting the communities think that if they would take on house construction and community development, the bigger challenge would be achieving scale.



Recommendations

1. Proactive measures to increase the availability of land for post-disaster shelter recovery

- CLUPs to incorporate post-disaster housing and resettlement by identifying lands suitable for resettlement.
- LGUs be more proactive by engaging in land banking and ensuring that the land acquisition is backed up by the necessary documents.
- Local governments, with the help of the national government, invest in the development of road networks connecting prospective resettlement sites and incorporate these in their infrastructure development plan.

2. Proactive measures to facilitate delivery of basic services

- In determining the location of resettlement sites, or in identifying them in the CLUP, due consideration be given to their distance to power grids and water main lines so that connecting to them could be done quickly and would be less costly.

3. Modalities of resource-sharing or fund-leveraging

- The number of families that can be assisted can be significantly increased when national government programs and resources are leveraged with funds from local and international NGOs and humanitarian organizations.

4. LGUs and housing agencies to develop legally-binding instruments for ensuring tenure security

- LGUs, which are normally relied upon by local and international NGOs to identify project beneficiaries and the appropriate tenure arrangement, must be ready with their tenure and payment policies and corresponding tenure instruments for “building back better.”



Thank you.