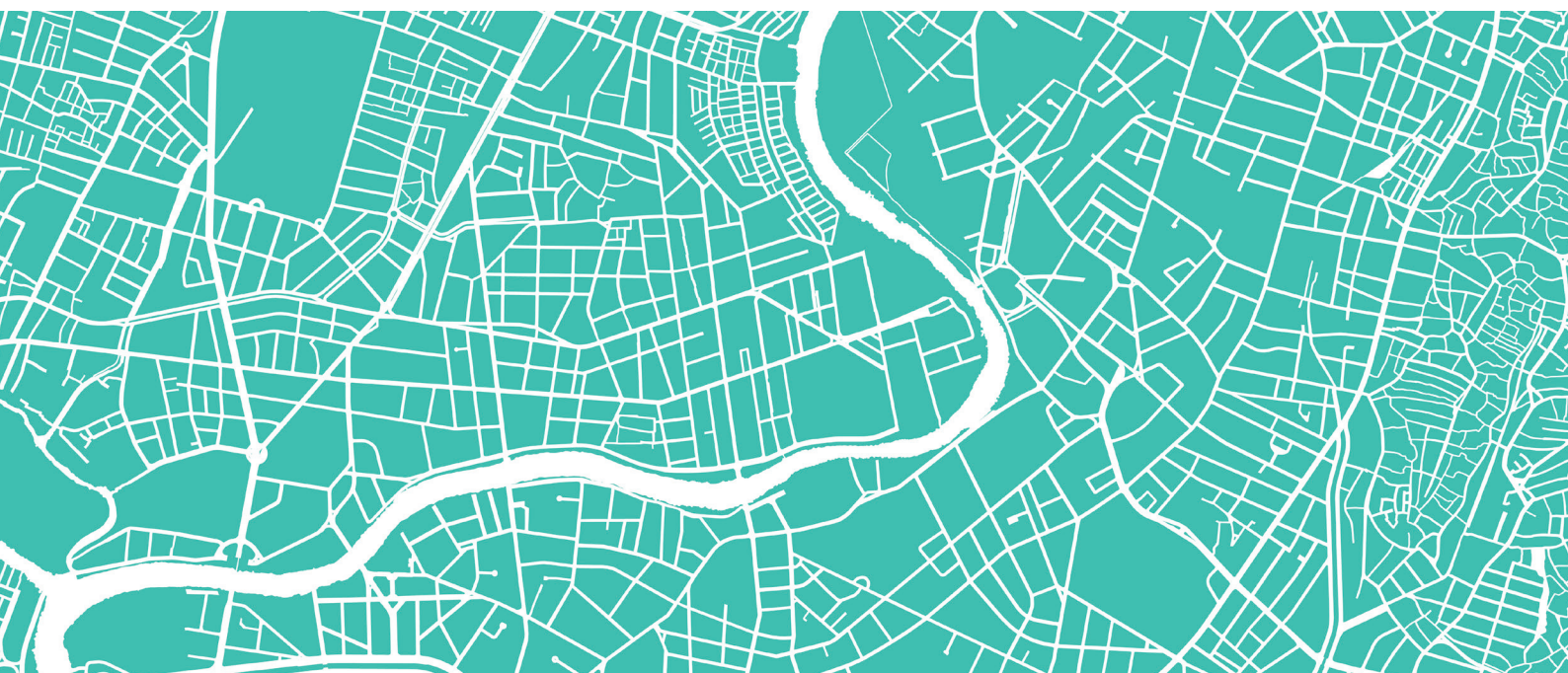




Foreign, Commonwealth
& Development Office



Country Level Event

Philippines

25 November 2021

UKBEAG
UK Built Environment Advisory Group

UN HABITAT
FOR A BETTER URBAN FUTURE



Introduction

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The Philippines Country Level Event, hosted jointly with the Department of Human Settlements and Urban Development (DHSUD), formed part of the Strategic Capacity Development Component being delivered by the UK Built Environment Advisory Group (UKBEAG) in collaboration with UN Habitat, in support of the FCDO Global Future Cities Programme. The programme for the country level event was developed in collaboration with DHSUD, the FCDO, UN Habitat, the Delivery Partner and City Stakeholders and was informed by the findings of the Capacity Needs Assessment that was undertaken by City Stakeholders earlier in the year.

The aim of the event was to build upon the momentum of the programme and to highlight the work being undertaken as part of the UK FCDO Global Future Cities Programme to address some of the diverse housing challenges being faced in the Philippines and to draw upon the experience of stakeholders working in this area to help strengthen alignment with national housing policy being developed by the Department for Housing and Urban Development. The event was supported by a range of Subject Matter Experts (SMEs) who contributed their knowledge and expertise.

The contributions from the Subject Matter Experts were also informed by the six topics which formed part of the Thematic Programme that had been delivered earlier in the year, namely:

- [1 Integrated & Inclusive Planning](#)
- [2 Governance & Collaboration](#)
- [3 Evidence-based Design & the Effective use of Data](#)
- [4 Project Finance & Procurement](#)
- [5 Implementation & Enforcement, Monitoring & Evaluation](#)
- [6 Leadership & Change Management](#)

The purpose of this document is to serve as a summary of the main contributors and the principal matters discussed.



Effective integrated planning works at all scales (i.e. national, regional, district and local) and needs to be inclusive (i.e. it should address the needs of all stakeholder groups, including vulnerable and marginalised groups and communities). To achieve this, it will typically include provision for a range of consultative and/or participatory planning activities.

Event Overview

1.0 Welcome & Introductions

Ms Myles Rivera, Project Director and Head of the **Department of Human Settlements and Urban Development (DHSUD)** delivered introductory remarks, setting the scene by recognising the need for collaboration and effective alignment between stakeholders to address the country's housing challenges.

2.0 Session Outline

2.1 Mr Peter Oborn, UKBEAG situated the session in the context of the FCDO Global Future Cities Programme and the UKBEAG capacity Building Component, especially, the six Key Themes and gave a brief overview of the session which was to discuss some of the barriers to the delivery of affordable housing in the Philippines, narrowing the gap between policy and practice.

3.0 Brief Project Overview

3.1 Cebu City Affordable Housing Strategy and Integrated Urban Development Strategy

Mr Roy Brockman, from Mott Macdonald provided an overview of the project which sets out to address the housing demand in Cebu, where 6% of the population currently live-in informal settlements.

3.2 Response from the City

Atty Jade Ponce, Chair of Cebu City Local Housing Board and Ar EngP Anna Marie Yap, Assistant City Planning and Development Officer, responded to some of the issues raised as representatives from **Cebu City**.

3.3 New Clark City Pilot Affordable Housing and Strategy

Mr Roy Brockman, from Mott Macdonald delivered an overview of the project which aims to showcase how an existing community can be integrated into a new development, taking into account such issues as age, family structures and affordability.

3.4 Response from the Developer

Mr Darryl Garcia, the representative from **Bases and Conversion Development Authority (BCDA)**, responded to some of the issues raised during the presentation.

3.5 Discussion and Q&A.

4.0 **Dr Donovan Storey**, Head of Global Policy & Influence, **Reall**, delivered a presentation on affordable housing finance, with input from **Ms May Domingo-Price**, Chief Executive Officer at **LinkBuild**.

4.1 Roundtable discussion.

5.0 Key Takeaways & Next Steps.



Principal Matters Discussed

The following provides a summary of the key matters discussed during the Global Future Cities Programme (GFCP) Philippines Country Level event. The event considered the interventions in Cebu and New Clark City, in the context of the recently published 20-Year Roadmap, published by the Department of Human Settlements and Urban Development. The focus was on the housing strategies that have been adopted in each of the cities, and the different contexts they each represent.

Cebu City and New Clark City represent cities in different stages of development, but both are important to future prosperity in The Philippines. The former, Cebu City, enjoys a long history, founded in 1565 as a Spanish colony and reincorporated as a city in 1937. Currently, its population is almost 1 million. The latter, New Clark City, has a much shorter history recently breaking ground and starting construction in 2016. The city itself is a transformed former US military base. From a low current population base, its projected future population is also just over 1 million.

The cities, therefore, have different tensions and development trajectories, yet both suffer from the challenge of providing affordable housing. The GFCP interventions discussed during the event were those of the Cebu City Housing Strategy and New Clark City Sustainable Livelihoods and Housing Strategy. Participants described the way in which Cebu City's housing problem has arisen and the fact that most developable land has already been encroached upon or overwhelmed by informal settlements. The city is therefore dealing reactively to its current growth. New Clark City faces a different set of challenges. As the first low carbon eco-district in Southeast Asia, the affordable housing strategy needs to proactively set the stage for future scenarios.

Current short-term priorities for Cebu City include approving the affordable housing strategy – first by the Local Housing Board and later by Sangguniang Panlungsod (the legislative body of city governments in the Philippines). The city also intends to finalise institutional governance and implementation arrangements. Further, stakeholders want to use the strategy to inform the revised Comprehensive Land Use Plans (CLUP). Finally, they will adopt and prioritise development areas, including further feasibility studies, designs, and pilots.

For New Clark City, short term priorities include submitting the strategy and supporting programmes to the board of the Bases Conversion and Development Authority (BCDA) and the Clark Development Corporation (CDC). Decision-makers also seek government approval to sell residential land freehold or under long term leases. Discussions with the Municipalities of Bamban, Capas and the cities of Angeles and Mabalacat will help ensure buy-in and coordinate expectations are integral to future success. Finally, the medium-term focus is to start the implementation of an affordable housing pilot project in New Clark City.

Long term focuses of both cities include strengthening the local housing board, unlocking more urban and peri-urban land for affordable housing, as well as to institutionalise a grievance address system. These specific actions can help build towards wider outcomes of building back better—particularly in light of continuing challenges of COVID and climate degradation. With housing often the biggest investment decision and asset ownership class, this also makes an important contribution to socio-economic development.

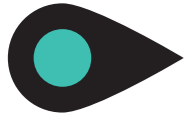
Cebu City
Philippines



Key Takeaways

The key takeaways from the session include:

- Neither intervention can divorce their housing strategy from transport strategy. They are intrinsically linked, both underpinning where employment and future prosperity is going to take place. This requires a whole city approach - one where the virtuous circle of transport, density and employment build on each other.
- The cities can lock in low carbon development for the future if they make environmentally conscious decisions today. Currently, many Philippine cities are sprawling, with the growth of urban land use increasing at 1.5 times the rate of population growth. This unchecked growth of land use increases both greenhouse gas emissions and a city's carbon footprint. Housing strategies to accommodate population growth must therefore engage with and drive density to facilitate compact cities.
- The interventions are building more than housing. They are providing shelter and building communities. Housing should be viewed within the complexity of both urban and economic development. As shared by Cebu City, the housing strategy and city development strategy will form one document – showcasing integrated planning in practice.



Going forward

- Previously local decision-makers in Cebu City would buy and subdivide land, and then let people build themselves, resulting in low quality informal housing. Now, **the strategy instead is to go vertical** and build densely.
- Across neighbourhoods, this change in Cebu aligns with a wider interest in addressing the problem of sprawling cities by **integrating better public transportation** with land-use. Working together, the city decision-makers can reduce both the distance between citizens and their travel time.
- Within neighbourhoods, there is a desire to move into **blended housing solutions**, both different housing products, and different housing tenures. In particular, to look at a continuum of housing rights.
- The housing pilots represent important opportunities to **test solutions and fine tune them for showcasing and replication**. To do so, monitoring and evaluation frameworks should be set out from the start. In particular, the pilot housing scheme in New Clark City was noted for the different housing types, different tenure arrangements and its potential to deliver on 'inclusive' development, namely resettlement of existing groups within the development itself. Approval of these elements is an area of focus going forward.
- National government **incentives could help encourage local governments** to design, approve and implement Local Sector Plans (LSPs). Where possible, these should **build on the existing National Housing and Urban Development Sector Plan** to deliver 'better, greener, smarter human settlements and urban systems in a more inclusive Philippines.'
- **COP26 brings new financial context to the cities**. Particularly how cities can attract green finance with sustainable housing solutions. While increasing finance available to help developing nations meet net-zero targets is expected, the issue is in showcasing the right projects. The pilot housing projects could be aligned with these criteria.
- Close collaboration between local and national governments was highlighted as vitally important for future implementation. Furthermore, to gain traction, policies, programmes and activities must find their way in annual local government targets. Once performance commitments align with people's working directives, this implementation will become part of day-to-day action.

Attendance

Key Stakeholders

Department of Human Settlements and Urban Development (DHSUD)

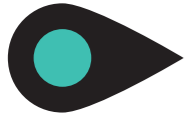
Cebu City Local Government

Bases and Conversion Development Authority (BCDA),

Subject Matter Experts

Reall

LinkBuild



Links to Further Information

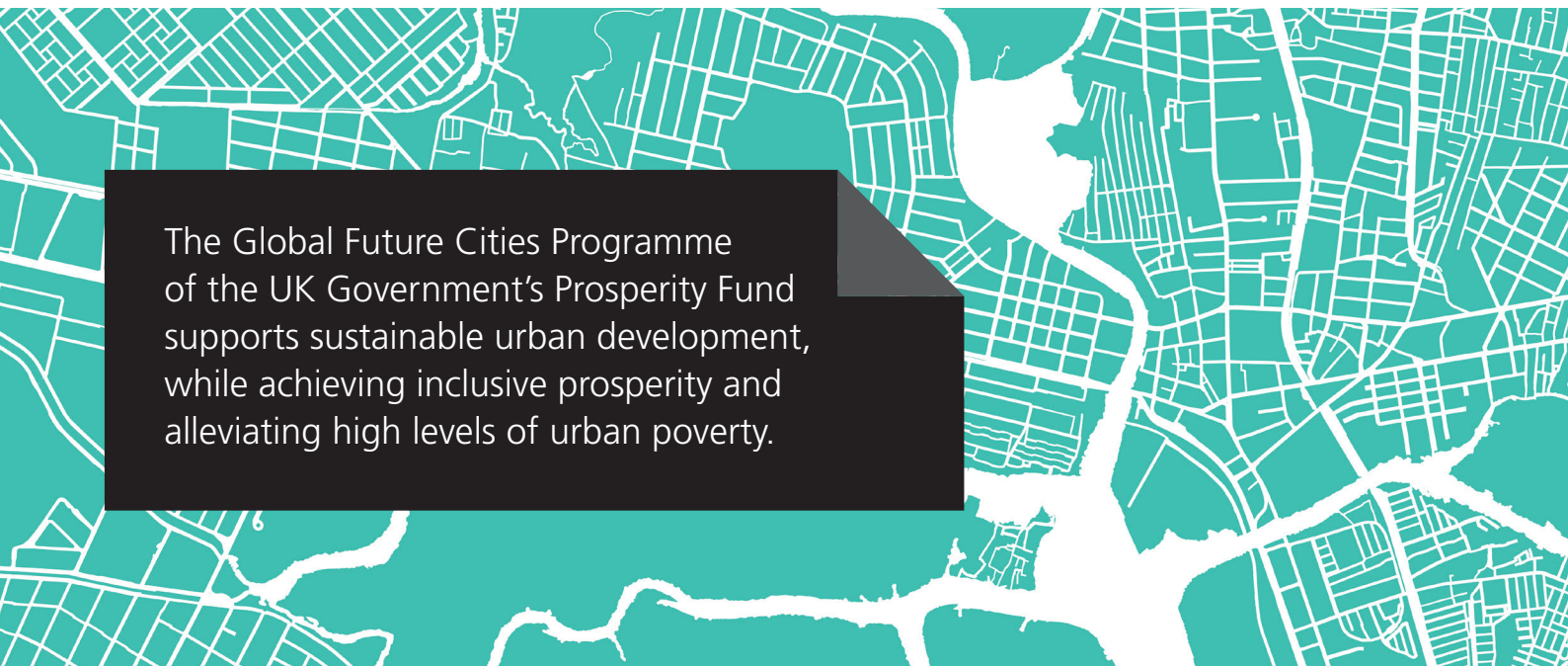
Copies of the following presentations delivered during the course of the event can be found here:
<https://tinyurl.com/ryffxvck>

Included below are a number of links which we hope participants will find useful:

National Housing and Urban Development Sector Plan 2040
<https://tinyurl.com/lyz56axhp>



For further information about the programme, please contact
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The Global Future Cities Programme
of the UK Government's Prosperity Fund
supports sustainable urban development,
while achieving inclusive prosperity and
alleviating high levels of urban poverty.