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# APOAMF Experience in Community Organizing and Engagement with Government Agencies



Presented by:

**Ms. Lalaine Suarez**  
Building Representative  
Manggahan Residences Phase 1  
APOAMF

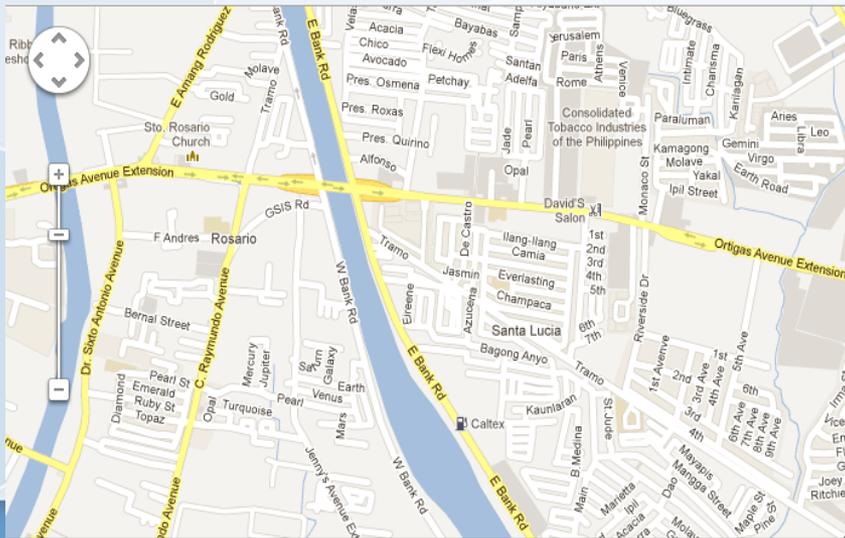
*\*unofficial translation*

## Community Background

- A man-made river, the construction of which began in 1980
- 10 km. traversing Pasig, Cainta, and Taytay

### The use of Floodway

- Diverts and reverses 70% of floodwater from Marikina River to Laguna Lake and vice versa



2006-when the 12 meter-strip of Laylayan was proclaimed through PP 1160 of former president Gloria Macapagal-Arroyo

# BEGINNINGS (Organizing the Community)

September 2009

when

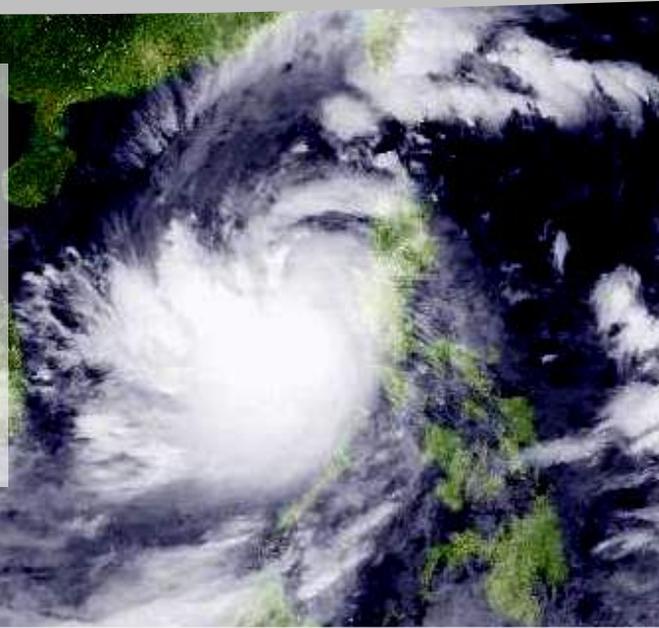
**TYPHOON ONDOY**

inundated METRO

MANILA

and other nearby

provinces



**Resulted in 4 BILLION worth of damage to properties and more than 300 casualties**



The government and the public blamed the people living in riverbanks for the overwhelming damages of **TYHPHOON ONDOY**

... reason for former President Macapagal-Arroyo to issue **E.O. 854**, which superseded Proclamation 1160 and which stated that the Floodway is a danger area and should be vacated...

...following this is the issuance of consecutive **DEMOLITION NOTICES** which caused fear and anxiety among affected people...

## APOAMF

- ✓ Was formed to fight for the land and housing rights of families who were to be evicted from the riverbanks
- ✓ Aiming for PERMANENT and SAFE HOUSING
- ✓ Pushing for ONSITE, NEAR-SITE and IN-CITY RELOCATION
- ✓ Composed of 11 Local Organization-Members from 3 Barangays:
  1. Sta.Lucia with 1,189 informal settler families (ISF),
  2. Rosario with 536 ISFs
  3. Maybunga with 1,142 ISFs

## **PEOPLE'S PLAN**

APOAMF started to put this together in  
May 2010

...so that the affected families  
can be engaged through  
**PUBLIC INVOLVEMENT.**

# PEOPLE'S PLAN PROCESS

1

COMMUNITY  
VISIONING

DREAM  
COMMUNITY?

Housing option

CAPACITY TO  
PAY?

**A COMMUNITY WORKSHOP**  
was conducted so that the people  
would know and plan the  
community that they want

WHAT IS THE  
CURRENT  
SITUATION?

Saving Scheme

# Community Workshop People's Plan



# PEOPLE'S PLAN PROCESS

## ONSITE DEVELOPMENT VS. OFFSITE RELOCATION results of **COST-BENEFIT ANALYSIS**

- ☑ Higher transportation costs
- ☑ Far from livelihoods, establishments and primary social services

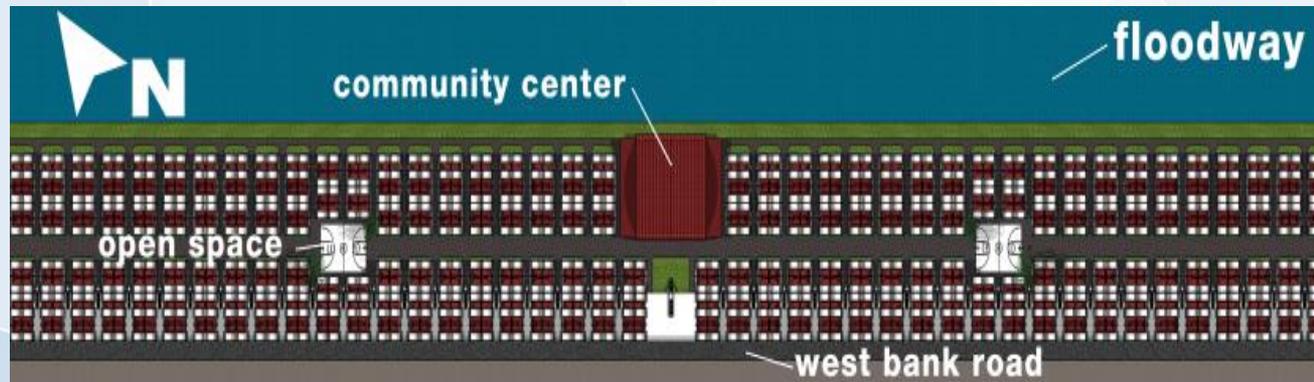
**COVENANT: REVIEW EO 854, NTWG  
REPORT  
FILING of COURT CASE  
CONGRESS INQUIRY**

1. COMMUNITY  
VISIONING

2  
LAND  
ACQUISITION

# PEOPLE'S PLAN PROCESS

Through TAO Pilipina, APOAMF was able to come up with a housing perspective for people living in riverbanks.



1. COMMUNITY  
VISIONING

2. LAND  
RESEARCH

3  
PERSPECTIVE  
HOUSING DESIGN

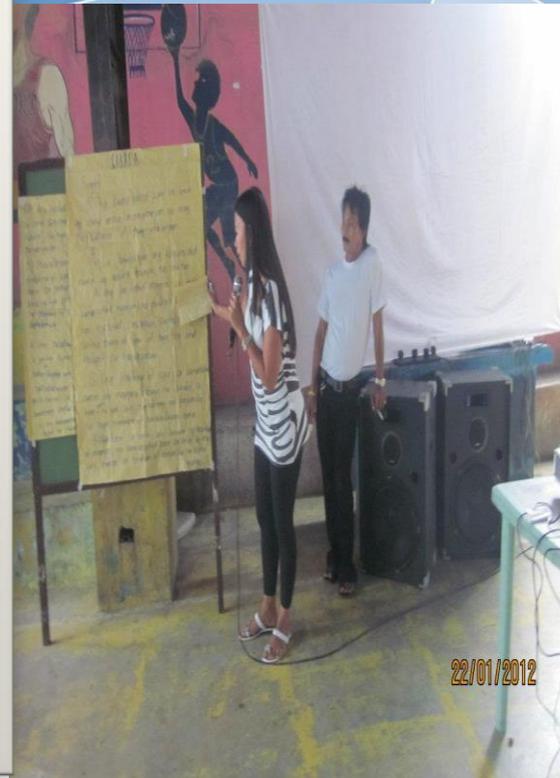
# PEOPLE'S PLAN PROCESS

1. COMMUNITY  
VISIONING

2. LAND  
RESEARCH

3. PERSPECTIVE  
HOUSING DESIGN

4 COMMUNITY  
VALIDATION



# PEOPLE'S PLAN PROCESS

## STAKEHOLDER'S FORUM

APOAMF PRESENTED THE  
**ON-SITE DEVELOPMENT**

✓ This concept was presented during a stakeholder forum with World Bank and other agencies (Department of Public Works and Highways (DPWH), National Housing Authority (NHA))



1. COMMUNITY  
VISIONING

2. LAND  
RESEARCH

3. PERSPECTIVE  
HOUSING DESIGN

4. COMMUNITY  
VALIDATION

5. PUBLIC  
PRESENTATION

# PEOPLE'S PLAN PROCESS

Despite enthusiastic planning and presentation, the GOVERNMENT still would not accommodate the

## People's Plan for Onsite Development

And the community continued to receive persistent DEMOLITION NOTICES

1. COMMUNITY VISIONING

2. LAND RESEARCH

3. PERSPECTIVE HOUSING DESIGN

4. COMMUNITY VALIDATION

5. PUBLIC PRESENTATION

6. PEOPLE'S PLAN NEGOTIATION



# PEOPLE'S PLAN PROCESS



**SINCE THE  
GOVERNMENT  
WOULD NOT AGREE  
AND THE EVICTION  
THREATS PERSISTED,  
A COMMUNITY  
REPLANNING AND  
ASSESSMENT WAS  
CONDUCTED**

**"Maximum Retention  
and  
Minimum dislocation  
NO TO DISTANCE  
RELOCATION**

1. COMMUNITY  
VISIONING

2. LAND  
RESEARCH

3. PERSPECTIVE  
HOUSING DESIGN

4. COMMUNITY  
VALIDATION

5. PUBLIC  
PRESENTATION

6. PEOPLE'S PLAN  
NEGOTIATION

**7** COMMUNITY  
RE-PLANNING AND  
ASSESSMENT

# PEOPLE'S PLAN PROCESS

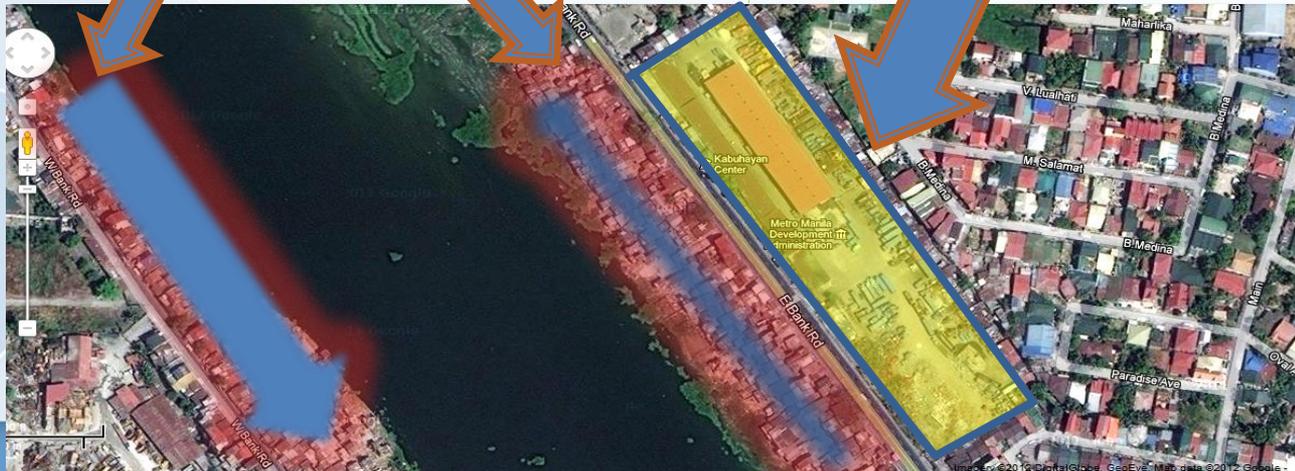
☑ APOAMF decided to consider **near-site and in-city relocation** to expedite the approval process

☑ **The 2-HECTARE MMDA Depot in Brgy. Sta.Lucia** was seen as a potential relocation site, which instigated the coordination and engagement between NHA and Metro Manila Development Authority (MMDA) regarding the land.

THE ORIGIN OF THE COMMUNITY  
East and west embankment

## IN-CITY RELOCATION

MMDA Depot along the embankment side stated in PP No.458



1. COMMUNITY VISIONING

2. LAND RESEARCH

3. PERSPECTIVE HOUSING DESIGN

4. COMMUNITY VALIDATION

5. PUBLIC PRESENTATION

6. PEOPLE'S PLAN NEGOTIATION

7. COMMUNITY RE-PLANNING AND ASSESSMENT

LAND RESEARCH

# PEOPLE'S PLAN PROCESS

✓ The making of a **HOUSING DESIGN PROPOSAL** with the help of a private Engineer-Architect.



1. COMMUNITY VISIONING
2. LAND RESEARCH
3. PERSPECTIVE HOUSING DESIGN
4. COMMUNITY VALIDATION
5. PUBLIC PRESENTATION
6. PEOPLE'S PLAN NEGOTIATION
7. COMMUNITY RE-PLANNING AND ASSESSMENT

1. LAND RESEARCH

2 COMMUNITY PLANNING



Proposed  
**MANGGAHAN - FLOODWAY MEDIUM RISE BUILDING**  
Alliance of People's Organization along Manggahan Floodway  
MMDA Compound, Brgy. Sta.Lucia, Pasig City

24sq.m. Per floor

49 buildings

With three(3) prototype

- Prototype A - 8rm. Per floor (10 Bldgs.) = 400 units
- Prototype B - 12 rm. Per floor (26 Bldgs.) = 1,560 units
- Prototype C - 16 rm. Per floor (13 Bldgs.) = 1,040 units

# PEOPLE'S PLAN PROCESS

☑ The association (with 867 members) formalized an agreement which included their decision to pursue near-site low-rise building (LRB) housing project at MMDA DEPOT as well as their participation and commitment to achieve this



1. COMMUNITY VISIONING

2. LAND RESEARCH

3. PERSPECTIVE HOUSING DESIGN

4. COMMUNITY VALIDATION

5. PUBLIC PRESENTATION

6. PEOPLE'S PLAN NEGOTIATION

7. COMMUNITY RE-PLANNING AND ASSESSMENT

1. LAND RESEARCH

2. COMMUNITY PLANNING

3 UNDERTAKINGS

# PEOPLE'S PLAN PROCESS

- ☑ The proposal that was produced was presented to NHA, LHB, and MMDA
- ☑ MMDA agreed to vacate the depot in order to help resolve the land problem associated with the planned near-site relocation



# PEOPLE'S PLAN PROCESS

- ✓ Former MMDA Chairman Tolentino nullified the Notice of Demolition and stopped EVICTION THREATS
- ✓ Conducted actual ground validation/biometric which was compared to the Master List of MMDA, NHA and P.O.
- ✓ The PEOPLE'S PLAN was again shared with LIAC/ LHB, NHA, DILG (for the new revised design)



# PEOPLE'S PLAN PROCESS

An NHA Technical team was formed to talk to APOAMF regarding housing and site development design.

*Through the discussions, the plan and design was gradually improved. From 49 buildings, it was reduced to 17, and to the current 15 buildings.*

1. COMMUNITY VISIONING
2. LAND RESEARCH
3. PERSPECTIVE HOUSING DESIGN
4. COMMUNITY VALIDATION
5. PUBLIC PRESENTATION
6. PEOPLE'S PLAN NEGOTIATION
7. COMMUNITY RE-PLANNING AND ASSESSMENT

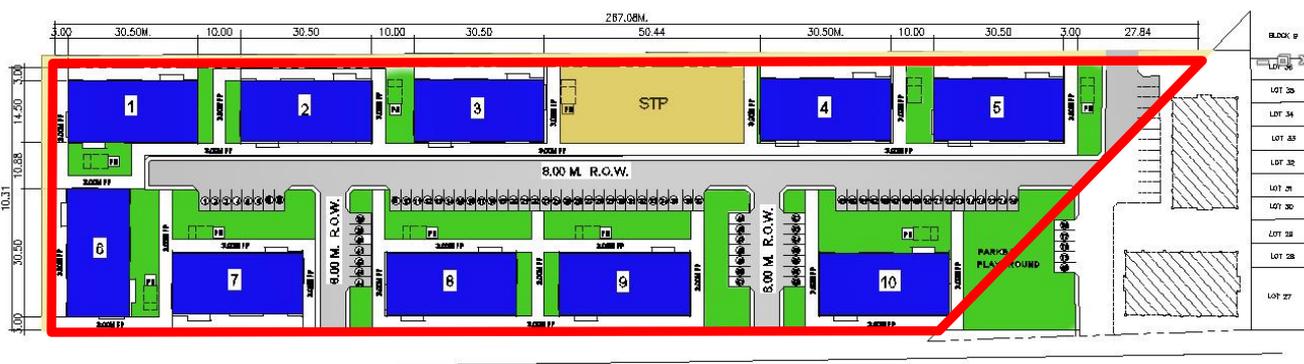
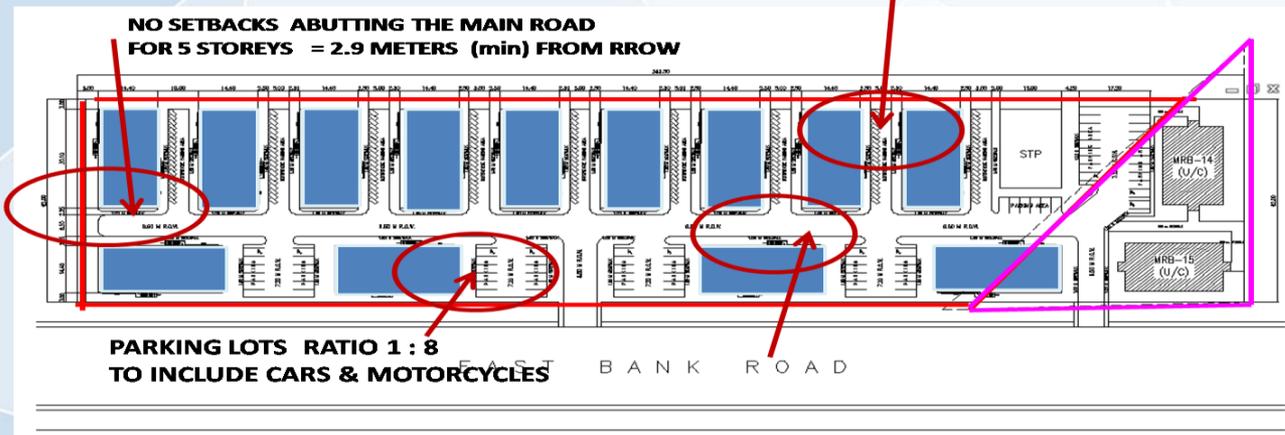
1. LAND RESEARCH
2. COMMUNITY PLANNING

3. UNDERTAKINGS

4. PUBLIC PRESENTATION

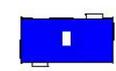
5. NEGOTIATION

## APOAMF PROPOSED SITE DEVELOPMENT PLAN



 **SITE DEVELOPMENT PLAN**

LEGEND:



# PEOPLE'S PLAN PROCESS

## ✓ MASTERLIST MATCHING



✓ **There will be an MOU between NHA and APOAMF**

✓ **NHA and APOAMF both concurred to the Final Agreement for the housing design**



1. COMMUNITY VISIONING

2. LAND RESEARCH

3. PERSPECTIVE HOUSING DESIGN

4. COMMUNITY VALIDATION

5. PUBLIC PRESENTATION

6. PEOPLE'S PLAN NEGOTIATION

7. COMMUNITY RE-PLANNING AND ASSESSMENT

1. LAND RESEARCH

2. COMMUNITY PLANNING

3. UNDERTAKINGS

4. PUBLIC PRESENTATION

5. NEGOTIATION

# PEOPLE'S PLAN PROCESS

## PEOPLE'S PLAN IMPLEMENTATION

- APOAMF became a part of BSAAC at LIAC**
- The bidding for the 13 buildings was conducted for the beneficiaries**
- Actively observed the bidding process and participated in the monitoring of building construction**

1. COMMUNITY VISIONING

2. LAND RESEARCH

3. PERSPECTIVE HOUSING DESIGN

4. COMMUNITY VALIDATION

5. PUBLIC PRESENTATION

6. PEOPLE'S PLAN NEGOTIATION

7. COMMUNITY RE-PLANNING AND ASSESSMENT

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2. COMMUNITY PLANNING

3. UNDERTAKINGS

4. PUBLIC PRESENTATION

5. NEGOTIATION

6. PEOPLE'S PLAN IMPLEMENTATION

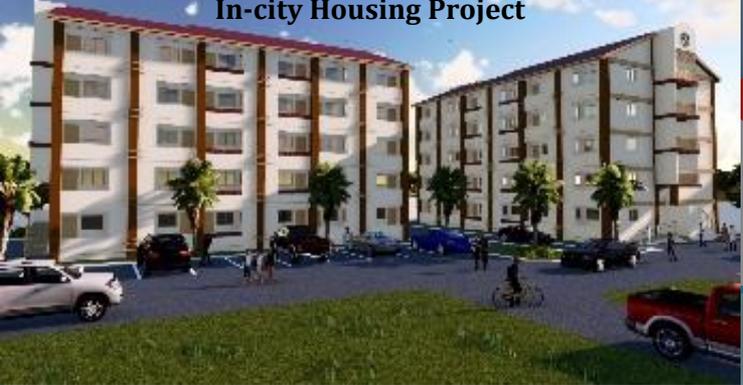
# PEOPLE'S PLAN



# **BRIEF TIMELINE OF APOAMF EXPERIENCES**

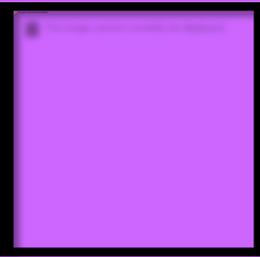
# BACKGROUND ON APOAMF PEOPLE'S PLAN HOUSING PROJECT

On this site will rise (15) Buildings of APOAMF In-city Housing Project



Moving-in of first (120) beneficiaries to (2) buildings out of (15) in APOAMF In-City Housing Project

2015



Estate Management community workshop

## COMMUNITY EMPOWERMENT

Construction of (2) Building



2014

APOAMF became an active member of BSAAC were they are able to participate in the selection of beneficiaries

A bidding was conducted for 13 building observed and monitored by the APOAMF

2013

a NHA Technical team was formed



APOAMF decision, negotiated the proposed site and successfully negotiated for the revision of the design

## IN-CITY/RIGHT TO THE "CITY" AS ADVOCACY

APOAMF organize, mobilize and successfully negotiated to secure a site for their proposed resettlement with the local and national government agencies

2012

APOAMF's effort to conduct Land Research & Finalizing Housing Perspective design

PNOY's allocation of Php50 Billion budget for the ISF living in the danger areas on NCR

Participation and involvement in NTWG (Recommendation Revocation of EO 854)

2011

"COVENANT" with President Aquino

## "PEOPLES PLANNING" AS MAIN STRATEGY

2009

Issuance of EO 854 by PGMA

declaring BERMSIDE or RIVERSIDE is no longer fit for Socialized Housing.



TYPHOON ONDOY



PEOPLE'S PLAN was conducted by APOAMF as consultation with the affected families

2010

APOAMF RELOCATION solutions:  
 ✓ ON-SITE  
 ✓ NEAR-SITE  
 ✓ IN-CITY

LOCAL INTER-AGENCY COMMITTEE (LIAC) was formed on January 2010.





August 27, 2015 when the inauguration and blessing of Manggahan Residences was held. Our (former) president also conducted site inspection of the project

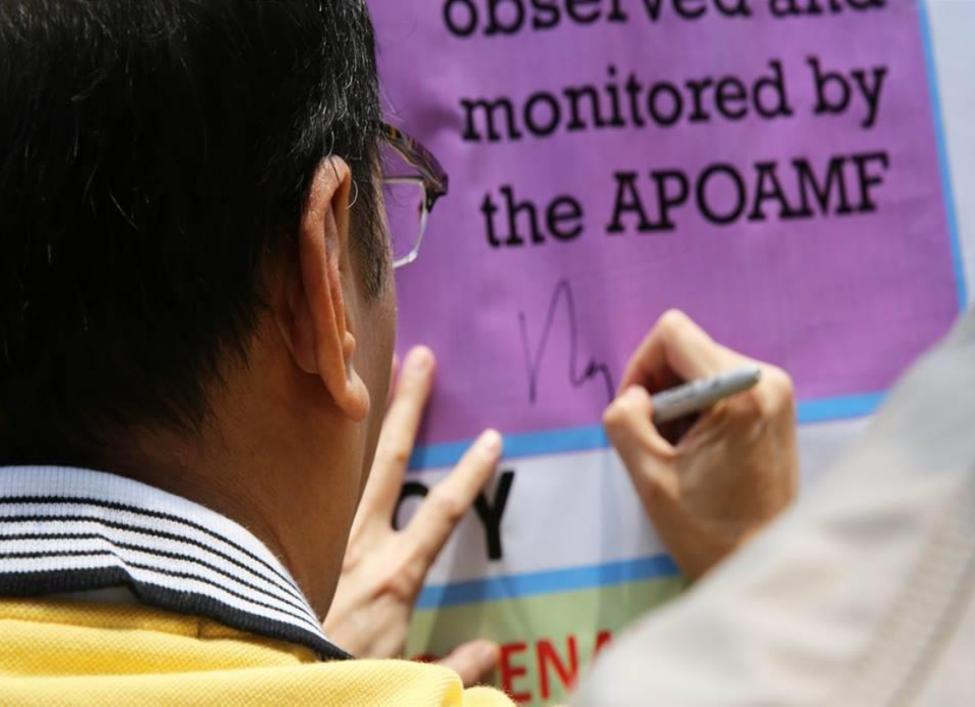


These pictures were taken from the Facebook account of the Official Gazette of the Republic of the Philippines



Former President Aquino's site inspection of the Manggahan Floodway





# Current Status: Ongoing construction of 13 LRBs

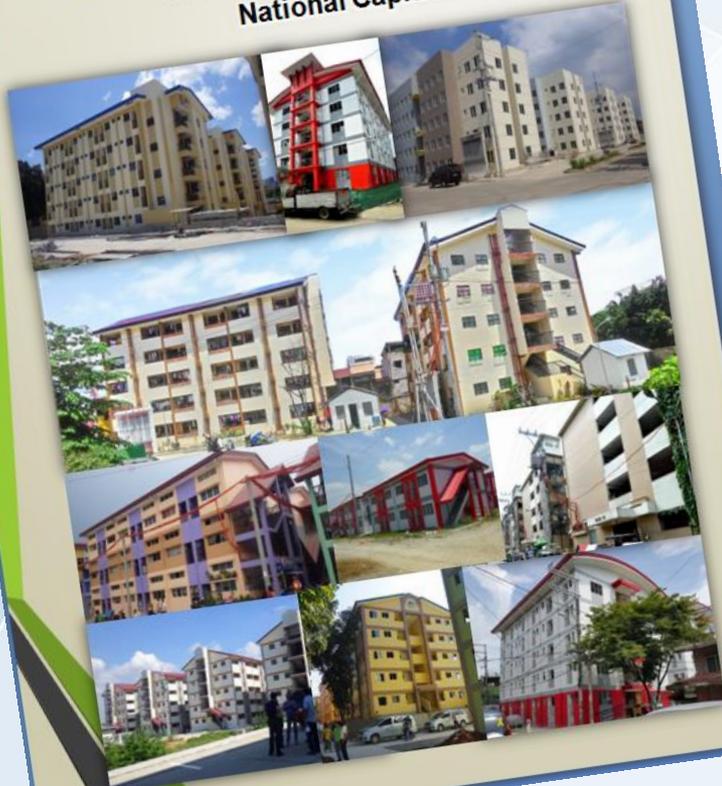






# PROPERTY ADMINISTRATION MANUAL FOR LRBS

National Capital Region NHA



APOAMF became a pilot community that was chosen to define the framework of the Estate Management Manual Version 0 of the NHA which they will implement for their housing projects throughout NCR

Note: It is currently being implemented in the community (Manggahan Residences Phase 1) as a pilot testing of the Estate Management Manual

# Current Status

- There are still 13 buildings that have yet to be finished. The whole project is expected to be completed by next year (because of several challenges that delayed the completion of this housing project)
- A series of trainings and capacity development under the Estate Management Program for housing projects, of which the community was chosen as a pilot project. The Environ Group has been a partner in this program funded by the World Bank.

# Current Status

- The community, as represented by two (2) Building Representatives and ten (10) Floor leaders for the first two buildings that were occupied, is involved in matters related to the management of the area

# OTHER ADVOCACIES

- APOAMF is also a part of efforts to institutionalize In-City Housing Resettlement and People's Planning Process (House Bill 5144)



# OTHER ADVOCACIES

- The alliance is also actively participating in the **National Housing Summit (NHS)** organized by the congress and senate in order to come up with a policy paper that can be later passed into a law that will address housing issues
- APOAMF also had a chance to present live cases to the Technical Working Group at the National Housing Summit

# INSIGHTS AND LEARNING

- ❑ Different perspectives of the government and ISFs on ss; PHP 50B, definition of “danger area”, and the offering and acceptance of people’s choices.
- ❑ The implementation of a project is affected by politics (Ex. If the PO is associated with a different party, the engagement with LGU will be difficult).
- ❑ Because of politics, potential solutions/decisions are very difficult to implement since those who are in power have their own interests and are not open to alternatives as presented by the people.
- ❑ Convergence slows down the implementation of the People’s Plan

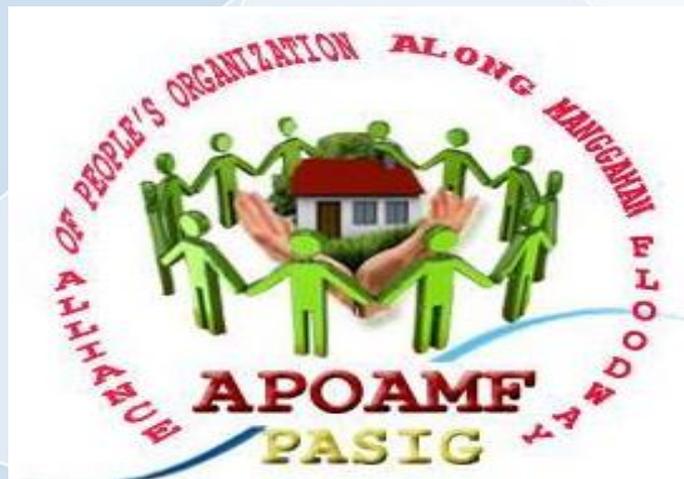


# INSIGHTS AND LEARNING

- ❑ The support of the local government is very important for the smooth implementation of a socialized housing project.
- ❑ Shared responsibility
- ❑ Participatory process
- ❑ Non-stop organization (commitment is needed)



# THANK YOU VERY MUCH!



In partnership with