

DOCUMENTATION OF A BEST PRACTICE IN LOCAL GOVERNANCE IN NAVOTAS CITY

I. TITLE: **SOCIALIZED HOUSING PROJECT (IN-CITY RELOCATION), NAVOTAAS HOMES, TANZA** ENGAGEMENT OF A PUBLIC-PRIVATE PARTNERSHIP FOR THE BARANGAY TANZA HOUSING PROJECT

II. SUMMARY

Navotas City's BRIEF DESCRIPTION AND PROFILE

Navotas was originally a contiguous part of Malabon and was not separated from it by a body of water. However, sometime in the past, the turbulent waters of Manila Bay gradually demolished a weak strip of land between this town and the district of Tondo in Manila until an opening was breached. Seawater continued to flow in through the opening during high tide, eventually carving out the Navotas River in process. The channel created eventually developed into a regular waterway that came to be known as the Navotas River. This natural phenomenon seemed to be the origin of the name that today is associated with this area: it was continually referred to as "*nabut*as," which over time gradually evolved into "*Navotas*," which literally means "*pierced through*" in English.

The original name bestowed to the place in early history when it was still part of Malabon was San Jose de Navotas, in honor of its patron saint, San Jose. In 1827, the principals of San Jose de Navotas and Bangkulasi petitioned the Spanish government for the consolidation and separation of their barrios from Malabon to form a new town. This action was precipitated by the difficulty encountered by the townsfolk of these two barrios in transacting business and attending church due to the physical separation wrought by the Navotas River. The petition did not meet with success until three decades later, when in February 16, 1859, as evidence by existing documents, the barrios of San Jose de Navotas and Bangkulasi were separated from Malabon.

Eventually, the Royal Audencia promulgated the "Superior Decreto" on June 11, 1859, which provided for the establishment of a new parish with a church and parochial school for the benefit of the town of Navotas, which at the time was made up of San Jose, Tangos, Bangkulasi, and Tanza.

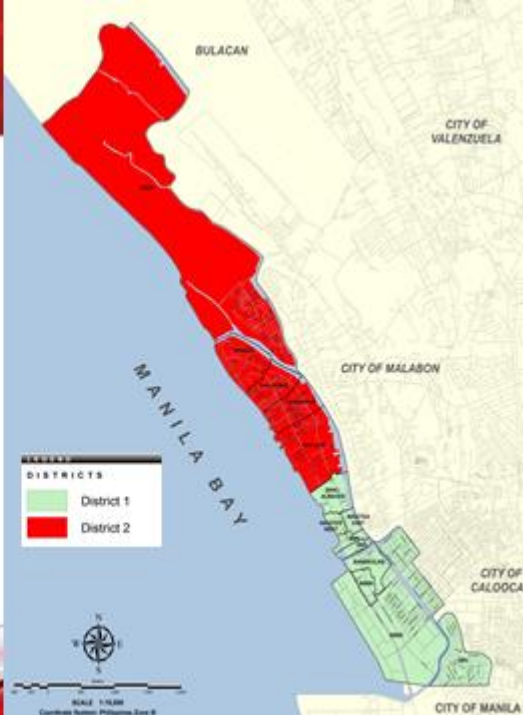
Navotas was incorporated into the newly created Province of Rizal on June 11, 1901, through the enactment of Philippine Constitution Act no. 137. However, pursuant to its policy of economy and centralization, the Philippine Constitution again merged Malabon and Navotas through Act no. 942, designating the seat of government to Malabon.

On January 16, 1906, Navotas gained its full independence as a municipality through the the enactment of Article no. 1442. After a long wait, Navotas was proclaimed as a full-pledged city on June 24, 2007, upon obtaining 12,544 affirmative votes in a plebiscite, and together with the other fifteen (15) cities and one (1) municipality (Pateros) became part of Metropolitan Manila of the National Capital Region (NCR). As mandated by the Local

Government Code of 1991, this LGU is also guided by various devolved, deconcentrated, and concerned national agencies, likewise, encouraging the support and participation of civil society organizations, and people's and private organizations, toward achieving local and national aspirations and development.

Navotas City

- Referred to as "*nabutas*", and over the time gradually evolved into "*Navotas*", which literally means "*pierced through*" in English.
- Dubbed as the "*Fishing Capital of the Philippines*"
- Has a total land area of 10.69 square kilometers or **1,069 hectares**
- 2 Districts – 14 Barangays



Navotas City

Bounded in the:

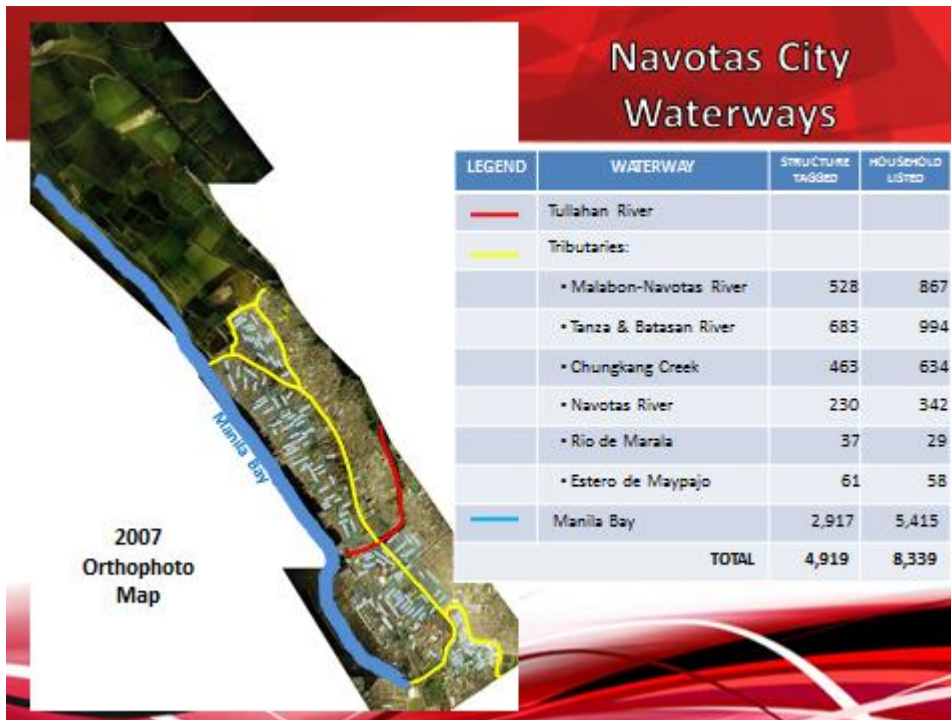
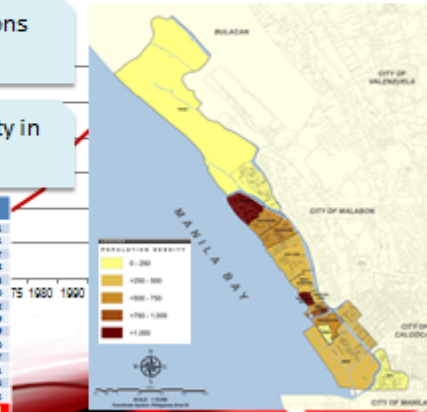
- North: Obando, Bulacan
- South: Manila City
- East : Binuangan River, Daang Cawayan River, Dampalit River, Batasan River, Navotas River, Bangculasi Channel, Malabon Channel and Estero de Maypajo
- West: Manila Bay



Navotas City Demographics

- The city has a population of 249,131 based on the 2010 NSO Census.
- Has a growth rate of 0.78%.
- The Population Density is at 233 persons per hectare.
- One of the most densely populated city in Metro Manila.

City	Population 2010	Land Area	Growth Rate 2010	Density
Quezon	2,702,730	17,375	2.02	155
Manila	1,032,171	4,482	0.61	230
Cebu	3,439,000	3,380	2.87	101
Pasig	608,778	2,610	2.20	233
Taguig	242,078	1,031	8.20	235
Las Alamos	228,110	1,007	2.72	226
Marikina	372,320	1,702	1.71	219
Las Pinas	322,078	1,398	1.37	230
Malabon	328,088	1,421	1.10	231
Muntinlupa	128,811	557	1.90	230
Marikina	121,100	512	0.91	237
Pasig	181,228	1,187	1.02	231
Malabon	181,228	1,171	0.92	232
Muntinlupa	121,088	519	1.07	233
Navotas	249,131	1,071	0.78	233
San Juan	121,100	514	0.81	234
Pateros	61,107	261	1.12	235
Total	11,822,873	60,787	1.78	192



With the Supreme Court decision in the case of Metropolitan Manila Development Authority et al. vs. Concerned Citizens of the Manila Bay, promulgated on December 18, 2008, G.R. no. 171947, mandating the LGUs within the Manila Bay Areas and the thirteen (13) NGAs to clean up, rehabilitate, and preserve the waters of Manila Bay and bring it back to class SB based on water classification under the DENR Administrative Order no. 34, series of 1990.

Under the SC's continuing mandamus, the DILG was mandated to monitor local government performance in terms of SC-determined Key Performance Indicators (KPIs), part of which is the clearing of waterways easement of Informal Settler Families (ISFs) and other obstructions. In addition to this, Republic Act no. 10121, otherwise known

as the “Philippine Disaster Risk Reduction and Management Act of 2010,” also mandated all LGUs to cause immediate interventions pertaining the four pillars and thematic areas of disaster risk reduction and management which are Prevention and Mitigation, Disaster Preparedness, Response, and Rehabilitation and Reconstruction.

With Navotas City’s ISFs who live along waterways and other dangerous areas numbering to about 11,806 (See annex A), , securing decent and safe housing is a priority. However, considering that the city has no available land that can be utilized for the implementation of housing projects, not to mention financial capability constraints, Mayor John Reynald M. Tiangco looked for alternatives to address the need to develop a suitable housing project approach and program. Hence, the Socialized Housing Project and In-City Relocation project for the marginalized sectors of the City of Navotas.

This intervention was also included in the formulated Local Shelter Plan for 2013–2019.

The project currently includes: 1) Navotas Residences in San Roque, 2) A low-rise building in Tanglaw, North Bay Boulevard South (NBBS), and 3) a low-rise building in Gulayan, NBBS, which were all established through partnerships forged by the city government of Navotas with NHA, DPWH, and other national government agencies; while 4) Navotaas Homes in Tanza was conceptualized through a public-private collaboration with the office of Cong. Tobias, NHA, and Habitat for Humanity, and other nongovernment organizations.

III. PROJECT DESCRIPTION

The rise in population of ISFs, most of whom wanted to be relocated within the city, in consideration with the paramount issue of scarcity of land in Navotas City, led to the need for a strategic socialized housing project that will maximize all the available resources of the city government. Moreover, a fire incident that occurred in Barangay San Roque on January 29, 2011, that razed around 200 houses and displaced its residents and Typhoon Pedring sometime also in 2011 that forced many residents to flee to evacuation centers made the honorable mayor decide to forge tie-ups with other national government agencies, particularly, the National Housing Authority, Department of Public Works and Highways, and Department of Budget and Management to be able to come up with in-city socialized housing projects. Low-rise buildings were constructed on lots owned by the NHA and construction costs were shared both by the national and local government. ISFs, fire and disaster victims, and marginalized constituent beneficiaries were only required to pay affordable amortization for the said housing units.

The table below shows the number of housing units made as of November 2016, and the total occupancy of the three housing projects, to wit:

Name of Housing Project	Total # of Units Constructed	Total # of Units Occupied	REMARKS
1. Navotaas Residences	218 + 1 Admin.	219	Fully occupied
2. LRB-Tanglaw	60	0	Folders of ISFs have already been processed but there is still pending negotiation on whether

			the mode of payment will be USUFRUCT or SALE. Application is still on-going for others.
3. LRB-Gulayan	120	0	-do-
4. Navotaas Homes	City Gov't. - 200 NHA - 680 HABITAT - 500	200 187 500	Application and review of folders are still on-going. Payment of rent will start upon the full occupancy of all units, as reported by the CPDO.

Navotaas Homes, the Tanza housing project, was also the response of the mayor to Sangguniang Panlungsod Resolution no. 2011-75, dated August 22, 2011, which was enacted purposely to allow the city government of Navotas to adopt measures to protect its inhabitants from the harmful effects of man-made and natural disasters. The project reclaimed and developed an area of 8.4 hectares in Barangay Tanza and allocated the same solely for the purpose of socialized housing. The general objective of the project is to convert the area, a privately owned fishpond with earth dikes, into a socialized housing settlement for some of the ISFs, indigent, and homeless families of the city through containment and reclamation. The housing project will have all the basic utilities and other components to support human habitation. In this worthy endeavor, the city government has forged collaborations through signed Memoranda of Agreement with Habitat for Humanity, National Housing Authority, Congressman Tobias M. Tiangco through his PDAF, and other nongovernment organizations.. (See Annexes B, C, and D)

IV. IMPLEMENTATION PROCEDURES

After a series of consultative meetings, Navotaas Homes, Tanza, was officially and formally conceived through Sangguniang Panlungsod Resolution no. 2011-75 that paved the way for City Mayor John Reynald Tiangco, representing the city government of Navotas, to enter into a Memorandum of Agreement with Habitat for Humanity and NHA on October 4, 2011, and 2012, respectively.

The Sangguniang Panlungsod also enacted an appropriation ordinance for the buy-out of the 8.4 hectare property from its previous owner, Mr. Mario Siochi.

After all the necessary documents were fully completed, a groundbreaking ceremony was held at the project site in Barangay Tanza, Navotas City, and dredging and construction started for the Navotaas Homes, Tanza.

Navotaas Homes, Tanza



It was formerly a fish pond with earth dikes and was filled through dredging.



Navotaas Homes, Tanza



Navotaas Homes, Tanza



Navotaas Homes, Tanza



200 housing units were constructed through the Priority Development Assistance Fund (PDAF) of Cong. Tobias M. Tiangco



Navotaas Homes, Tanza



500 housing units were constructed through the assistance of Habitat for Humanity

Navotaas Homes, Tanza



680 housing units were constructed by National Housing Authority, funded out of the P50 Billion housing fund



Navotaas Homes, Tanza



Library



Day Care Center



Multi-Purpose Hall



National Child Development Center

Navotaas Homes, Tanza



Tanza Market



Basketball Court



Flood Control Facility



Sports Complex

Navotaas Homes, Tanza

Computer Outreach Program



Lying-in Clinic



Livelihood Center



After the completion of the Navotaas Homes Tanza project, the Navotas City Local Inter Agency Committee through its Waterways Group then started the process of assessing the folders of ISFs/beneficiaries for relocation to the housing project site. Also part of the consideration of relocates to the site was the agreement between the city government of Navotas and the beneficiaries specifying therein the policies and guidelines on the requirements and conditions for prequalification (See aNNEX E). Likewise, beneficiaries were also consulted on the schemes of payment as provided by Sangguniang Panlungsod City Ordinance no. 2014-05 enacted on July 7, 2014, and approved by the city mayor on July 11, 2014. (See aNNEX F). Electricity and water systems were also arranged by the city before the occupation of units. Other basic requirements were also provided as part of the arrangement.

So far, with almost 65 percent of the units occupied, the city government has yet to start the collection of monthly fees, for they have decided to start collecting only after all units have been occupied.

V. PROJECT RESULT/IMPACT

Based on the current living situation, particularly, that of the beneficiary ISFs, it is worthy of note that the recipients are now enjoying safer, more decent, and more secure lives in the project sites, considering the complete amenities and basic services provided by the project and the chance given to them to pursue their livelihood as fisherfolks in Navotas.

Peace and order and public safety are now more manageable and stable, since they have been resettled in a more conducive and disciplined community.

It is in this context that the City of Navotas was given recognition by the National Housing Authority for Best Practice in Housing and Relocation/Resettlement. (See aNNEX G)

In addition, the city was also cited by the PMO-ISF, DILG Central Office for the same recognition when the LIAC of Navotas was requested to present their practice in resettlement and in-city relocation in the recently concluded “LIAC Assessment and Evaluation of CAMANAVA” held last October 26–28, 2016, in Antipolo City.

Attached herewith also is a CD containing a short film on the project and some footage of interviews with the beneficiaries made by the City Planning Office.

VI. ANALYSIS/LESSONS LEARNED

If there is real will, there is a way. This attitude will really help contribute to the success of every undertaking, particularly in government service. With Mayor Taingo, of course, with the assistance of his brother, Congressman Tobias Taingco, and the full cooperation and coordination of the Sangguniang Panlungsod and city officials and functionaries, combined with the collaboration of all stakeholders, there is a very good chance and a high probability of success.

However, the in-city relocation program of the city alone cannot address the magnitude of problems pertaining to ISFs considering the scarcity of available land. Thus, off-city relocation is another option, but with the recent pronouncement and moratorium issued by the receiving LGUs, specifically Pandi, Bulacan, where most of the relocation of the city was scheduled, concerns of the city with regard to providing just and humane resettlement for its constituents (ISFs) have been compounded. Hence, the city government is seeking the immediate intervention of the national government to settle the issue for the immediate continuity of the program where the city has now gained momentum.

This level (DILG-Navotas Field Office) is also clamoring for the intercession of the National Technical Working Group to further the best interest of all concerned. More cleared policies should also be issued to truly clarify more concerns on relocation and resettlement governance.

Prepared and submitted by :

LEO R. GAMUNDOY
LGOO VI

