***HOUSING***

***Situational Analysis***

Living in satisfactory housing conditions is one of the most important aspects of people’s lives. Housing should offer a place to sleep and rest where people feel safe, have privacy and personal space; somewhere they can raise a family. All of these elements help make a house a home. Housing is essential to meet basic needs, such as shelter, but it is not just a question of four walls and a roof, it is a question whether people can afford adequate housing

Within the context of human security, there is a case to be made for the centrality of housing because of the greatest resistance of its acceptance as a contemporary threat- in both security and development.

The lack of adequate housing not only compromises development, but eventually also constitutes a security threat from countless social ills that arise from homelessness which is therefore worsening to the prospects for sustainable livelihood. The lack of access to adequate housing exposes one to the structural violence of poverty, its severity and associated complexities of despair and deprivation relative of absolute which constitute a significant threat to human security.

**Table 41: Housing Situation for the Last Three Censal Years**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Year 2000** | **Year 2007** | | **Year 2010** | | **Year 2015** | |
| **No.** | **% Increase/ Decrease** | **No.** | **% Increase/ Decrease** | **No.** | **% Increase/ Decrease** |
| Households | 14,719 | 16,199 | 10.06% | 16,644 | 2.75% | 19,506 | 17.20 % |
| Household Population | 82,132 | 90,391 | 10.06% | 98,905 | 9.50% | 106,331 | 7.51% |
| Housing Units | - | - | - | - | - | - | - |
| Occupied HU | - | - | - | 15,404 | - | 16,307 | 5.86 |
| Vacant HU |  |  |  |  |  |  |  |
| Ratio of HH to Occupied HU | - | - | - | 0.93 | - | 0.84 | - |
| Ratio of HH Population to Occupied HU | - | - | - | 0.16 | - | 0.15 | - |

*Source: NSO Report 2000, 2007, 2010 & 2015*

***Housing Backlog***

The 2010 census shows that there are a total of 337 housing backlog due to doubled-up households.

**Table 42: Housing Backlog Due to Doubled-Up Households**

|  |  |  |  |
| --- | --- | --- | --- |
| Censal Year | Number of Households | Number of Housing Units | Housing Backlog (Doubled-Up Households) |
| 2000 | 14,719 | - | - |
| 2007 | 16,199 | 15,404 | 795 |
| 2010 | 16,644 | 16,307 | 337 |

*Source: MPT Computation*

**Table 43: Total Housing Backlog CY 2010**

|  |  |  |
| --- | --- | --- |
| **Backlog** | **No** | **%** |
| Doubled-up Households | 337 | 100% |
| Unacceptable Housing Units | - | - |
| Makeshift/ Salvaged/ Improvised HU | - | - |
| Total Backlog | 337 | 100% |

*Source: MPT Computation*

The Municipality of Mangaldan being a 1st class municipality in the Province of Pangasinan is beset with housing problems due to: 1) Settlements along NPR Railway and 2) Doubled-up Households based on the 2010 census of 337 out of 16,307 housing units.

**Table 44: Occupied Housing Units by Construction Materials of the Outer Walls and Roof**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Construction Materials of the Outer Walls** | **Total Occupied Housing Units** | **CONSTRUCTION MATERIALS OF THE ROOF** | | |
| **Galvanized Iron/ Aluminum** | **Tile Concrete/ Clay Tile** | **Half Galvanized Iron and Half Concrete** |
| Concrete/ Brick/ Stone | 7,337 | 6,700 | 118 | 487 |
| Wood | 1,381 | 1,095 | 3 | 69 |
| Half Concrete/ Brick/ Stone and Half Wood | 6,263 | 3,926 | 22 | 2,215 |
| Galvanized Iron/ Aluminum | 213 | 106 | 4 | 51 |
| Bamboo/ Sawali/ Cogon/ Nipa | 2,623 | 1,231 | - | 256 |
| Asbestos | 3 | 1 | 1 | - |
| Glass | - | - | - | - |
| Makeshift/ Salvaged/ Improvised Materials | 51 | 30 | - | 3 |
| Others/ Not Reported | 93 | 19 | 2 | 4 |
| No Walls | - | - | - | - |
| **TOTAL** | **17,964** | **13,108** | **150** | **3,085** |

*Source: NSO 2007 Census Result*

***Informal Settlements Area***

Informal settlements are areas in the municipality where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally. It is the unplanned settlement and area where housing is not in compliance with the current planning and building regulations.

There around 400 houses constructed along Railways in the Municipality of Mangaldan traversing the five (5) barangays namely: Maasin, Salay, Salaan, Palua & Pogo. There are sixteen (16) subdivisions registered in the locality. It approximately occupies a total land area of 29.3818 hectares.

**Table 45: Inventory of Existing, On-going and Proposed Housing**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Name of Subdivision** | **Location** | **Gross Land Area (sq.m.)** | **No. of Dwelling Units** | **No. of Lots** | **Lot Sizes** |
| Emarville Realty Dev. Corp. | Amansabina | 16,096 | 0 | 66 | 150 |
| Beatriz Subdivision | Banaoang | 8466 | 4 | 41 | 126 |
| Residencia San Jose | Banaoang | 37,407 | 13 | 126 | 152 |
| Acompanado Subdivision | Banaoang | 10,379 | 7 | 23 | 282 |
| Country Village | Bari | 16,677 | 48 | 54 | 155 |
| Sarzaba Subdivison | Guiguilonen | 17,965 | 30 | 85 | 150 |
| JBC Green Acre Homes | Guiguilonen | 43,955 | 1 | 256 | 198 |
| Manuel Cabrera Subdivision | Guilig | 5,870 | 3 | 30 | 141 |
| Fernandez Subdivision | Maasin | 6,194 | 1 | 29 | 184 |
| Residencia San Jose | Macayug | 10,224 | 0 | 62 | 145 |
| Raffles Green Subdivision | Malabago | 31,925 | 3 | - | - |
| Alpha Mega Estate Company | Navaluan | 12,922 | 12 | 65 | 120 |
| Cendaña & Apostol Subdivision | Nibaliw | 18,481 | 14 | - | 375 |
| Honey Land Subdivision | Tebag | 15,156 | 0 | 65 | 259 |
| Jewelville Subdivision | Anolid | 32,739 | - | 290 | - |
| Tandingan Subdivision | Bari | 9,362 | - | 40 | 9362 |

*Source: Municipal Assessor’s Office*

***Housing Facilities and Utilities***

There are about 16,903 households served with water supply or 95.04 percent of the total households and 882 or 4.96 have no access to water supply. 16,159 households or 77.48 percent are energized, the remaining 22.52 percent have no access to electricity, however, due to economic status they have no option but to use other sources of electricity such as kerosene, charcoal, woods, etc. There are 16,998 households or 95.52 percent have water-sealed toilets and 787 or 4.48 percent have none (unsanitary toilet facilities). . There are 16,655 households or 93.64 percent have satisfactory garbage disposal and 1,130 or 6.36 percent have none (unsatisfactory).

**Table 46: Housing Facilities and Utilities Situation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Facilities/Utilities** | **No. of HH**  **Served** | **%** | **No. of HH**  **Unserved** | **%** |
| 1. Water Supply | 16,903 | 95.04 | 882 | 4.96 |
| 2. Electricity | 16,159 | 77.48 | 4,696 | 22.52 |
| 3. Water-Sealed Toilets | 16,998 | 95.52 | 787 | 4.48 |
| 4. Garbage Collection System | 16,655 | 93.64 | 1,130 | 6.36 |

*Source: Municipal Health Office*

***Occupied Housing Units by Tenure, Status of Housing Units and Year Built***

The 2007 Census of the National Statistics Board (NSCB) on the households by tenure status of the lot shows that 18,572 occupied housing units 16,166 or 90% are owned or being amortized, 763 or 4.10 are rented, 1,430 or 7.69 are rent-free with consent of owner, 33 or 0.17 are rent-free without consent, 9 or 0.04 are not applicable and 171 or 0.92 are not reported.

**Table 47: Number of Households by Tenure Status of the Lot**

|  |  |  |
| --- | --- | --- |
| **Tenure Status of the Lot** | **Total Households** | **Tenure Status of Lot** |
| Owned/being amortized | 18,572 | 16,166 |
| Rented | 763 |
| Rent-free with consent of owner | 1,430 |
| Rent-free without consent of owner | 33 |
| Not applicable | 9 |
| Not Reported | 171 |

*Source: NSO*

***Occupied Housing Units of Households by Type of Building***

The 2010 housing census indicate a total of 16,307 total occupied housing units in 16,644 households, this indicates a housing backlog of 337 housing units in censal year 2010 due to doubled-up households.

***Inventory of Potential Lands for Housing***

The National Housing Authority, with respect to lands belonging to the National Government, and the local government units with respect to other lands within their respective localities, shall coordinate with each other to formulate and make available various alternative schemes for the disposition of lands to the beneficiaries of the program. These schemes shall not be limited to those involving transfer of ownership in fee simple but shall include lease, with option to purchase, usufruct or such other variations as the local government units or the National Housing Authority may deem most expedient in carrying out the purposes under RA 7279 Section 12 (UDHA) consistent with the provision, a scheme for public rental housing may be adopted.

The table below show that there are potential sites of resettlement in the Municipality of Mangaldan with a total land area of 5.2 hectares, however, this is being owned by private individuals, majority of these areas are within Non-Strategic Agricultural Zone.

**Table 48: Potential Land Inventory**

|  |  |  |  |
| --- | --- | --- | --- |
| **Owner** | **Area (has.)** | **Location** | **Status** |
| 1. Private | 1.0 | Buenlag | Agricultural |
| 1. Private | 1.0 | Bari | Agricultural |
| 1. Private | 1.2 | Tebag | Farm Resort |
| 1. Private | 2.0 | Amansabina | Agricultural |
| **Total** | **5.2** |  |  |

*Source: Local Shelter Plan, 2013-2021*

***Current and projected Needs***

The present housing need or the backlog is computed to be 3,208 units. There is no data on homeless households or homeless individuals in Mangaldan. However, there are families occupying the PNR property in Barangays Maasin, Salay, Salaan, Pogo & Palua. These residents obtained temporary permit from the PNR Management to occupy the area as their temporary abode. The backlog is composed of the displaced units totaling to 32 households and the doubled-up units or extended numbering some 3,176 households.

**Table 49: New Housing Units Needed**

|  |  |  |  |
| --- | --- | --- | --- |
| **Types** | **Housing Units** | | **Program Period** |
| **Total** | **Annual** |
| Doubled-Up | 3,176 | 397 | 2019-2026 |
| Displaced | 32 | 10 | 2016-2018 |
| Homeless | 0 | 0 | 0 |
| **TOTAL** | **3,208** | **407** |  |

*Source: MPT Computation*

Using the growth rate of 1.33% the population was projected for the planning period 2016-2026 and the corresponding increase in the number of households or what is likewise referred to as future need was computed to be 2,438 as shown in Table 50.

**Table 50: Housing Units Needed Due to Population Growth**

|  |  |  |
| --- | --- | --- |
| **Planning Period** | **Annual** | **Total** |
| 2016-2019 | 195 | 780 |
| 2020-2023 | 203 | 812 |
| 2024-2026 | 282 | 846 |
| **Total** | **680** | **2,438** |

*Source: MPT Computations*

Based on the assumptions made in the Mangaldan Local Shelter Plan the computed growth rate of 1.33 percent is used to compute for the following current and projected housing requirement with its corresponding land demand for the next ten (10) years. Using the computed residential density 22 hectares and with the average household size of 6, the Municipality of Mangaldan residential area gives an average lot size of 500 square meters per household. The projected land area for housing by year 2026 estimated to be 266 hectares.

**Table 51: Total Housing Units Needed Due to Backlog and Population Growth**

|  |  |  |  |
| --- | --- | --- | --- |
| **Planning period** | **Housing Units needed** | | |
| **Due to backlog** | **Due to Population Growth** | **Projected Housing Units Needed Per Period** |
| 2016-2019 | Doubled-up : 3,176 | 780 | 1,870 |
| 2020-2023 | Displaced : 32 | 812 | 1,872 |
| 2024-2026 | Homeless: 0 | 846 | 1,905 |
| **Total** | **3,208** | **3,438** | **5,646** |

*Source: MPT Computations*

The total demand at the end of the planning period due to backlog and due to population growth is 5,646 units.

***Availability of Housing Resources: Land, Infrastructure and Financing***

Socialized housing or resettlement areas shall be provided by the local government unit or the National Housing Authority in cooperation with the private developers and concerned agencies with the following basic services and facilities a) Potable water; b) Power and electricity; c) Sewerage facilities, efficient and adequate solid waste disposal system; and d) Access to primary roads and transportation facilities.

Provision of the basic services such as health, education, communications, security, recreation, relief and welfare shall be planned and shall be given priority for implementation by the local government unit and concerned agencies in cooperation with the private sector and the beneficiaries themselves.

The local government unit in coordination with the concerned national agencies, shall ensure that these basic services are provided at the most coefficient rates, and shall set a mechanism to coordinate operationally the thrust, objectives and activities of other government agencies concerned providing basic services to housing projects.

The modes of acquiring lands for this purpose thru a community mortgage, land swapping, land assembly or consolidation, land banking, donation to the Government, joint-venture agreement, negotiated purchase, and expropriation. Provide, however, that expropriation shall be resorted to only when other models of acquisition have been exhausted.

For purposes of socialized housing, government-owned and foreclosed properties shall be acquired by the local government units, or by the National Housing Authority primary through negotiated purchase. Provided, that qualified beneficiaries who are actual occupant of the land shall be given the right of first refusal.

***Technical Findings and Observations***

The Municipality of Mangaldan with a housing backlog of 3,208 units and a demand of 3,438 units by population growth, Mangaldan is beset with housing problems in providing for land security and housing for the poor. In the face of high rates of population increase and urbanization which continues to draw hope for economic opportunities, the demand for affordable land and housing remains a huge challenge.

The rise of informal settlers along the PNR Railway as well as by the increasing number of families sharing dwelling units further aggravates the deteriorating quality of life of the poor as cramped spaces result in higher incidence of sickness and violence that mostly affects women and children.

The high transaction costs due to the confusing and unclear land use policies; non-cooperation of land owners to engage in the Community Mortgage Program (CMP); and misinterpretation and/or non-implementation of the local shelter plan as provided for under the Urban Development and Housing Act (UDHA) and its implementing rules and regulations also pose great challenge to the preparation of the Mangaldan Local Shelter Plan.

**Table 52: Housing Sector Matrix Analysis**

|  |  |  |
| --- | --- | --- |
| **Problems/ Issues/ Concerns** | **Recommendations** | **Policies/ Strategies** |
| 1. No LGU initiated low cost housing project | * Scout for possible sites for purchase by the government | * Establish a system to periodically monitor encroachment on public properties |
| 1. No government owned lot for socialized housing  * Socialized housing (30 sq. meter) * Economic housing (100 meter up) | * Coordinate with NGOs and government housing agencies for possible low cost housing projects. | * To strictly implement laws on legal easement * No built zone on highly identified dangerous zone |
| 1. The town of Mangaldan flood area | * Construction of Drainage Canals * Dredging of Rivers * Provision of 2nd Floor in the construction of houses | * Pass an ordinance setting an elevated design for newly constructed residential & commercial buildings |
| 1. Presence of informal settlers on riverbank (Anolid) | * Scout for sites for relocations areas | * Identify suitable sites for mass housing projects and encourage private sector involvement. |
| 1. Presence of informal settlers on railways tracks (Maasin, Guilig, Salay, Salaan) | * Scout for sites for relocations areas |

The provision and access to adequate housing is a catalyst for development and remains one of the primary requirements towards sustainable livelihoods. Adequate shelter forms the foundation of basic needs in addition to food, health, education and jobs. The primary concerns of security of an average person is housing. Thus, existence of slums should be seen as a manifestation of hardships and limitations to livelihoods when a house is not a home.