

**DRAFT**

**RESETTLEMENT ACTION PLAN**

**FOR**

**NORTH-SOUTH COMMUTER RAIL PROJECT**  
**(Malolos to Tutuban)**

**March 2015**



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## LIST OF ABBREVIATIONS

<b>ACP</b>	Accredited Co-Partners
<b>BAC</b>	Bids and Awards Committee
<b>BIR</b>	Bureau of Internal Revenue
<b>BP</b>	Batas Pambansa
<b>CA</b>	Commonwealth Act
<b>CBTP</b>	Community Based Training Program
<b>CCT</b>	Conditional Cash Transfer
<b>CHR</b>	Commission on Human Rights
<b>CIA</b>	Clark International Airport
<b>CIBEs</b>	Commercial, Industrial/Institutional, Business Enterprises
<b>CIDSS</b>	Comprehensive Integrated Delivery of Social Services
<b>CLOA</b>	Certificate of Land Ownership
<b>DA</b>	Department of Agriculture
<b>DAR</b>	Department of Agrarian Reform
<b>DC</b>	Direct Current
<b>DENR</b>	Department of Environment and Natural Resources
<b>DILP</b>	Integrated Livelihood Assistance Program
<b>DMS</b>	Detailed Measurement Survey
<b>DOLE</b>	Department of Labor and Employment
<b>DOTC</b>	Department of Transportation and Communication
<b>DPWH</b>	Department of Public Works and Highways
<b>DSWD</b>	Department of Social Welfare and Development
<b>DTI</b>	Department of Trade and Industry
<b>ECC</b>	Environmental Compliance Certificate
<b>EIA</b>	Environmental Impact Assessment
<b>EMA</b>	Eternal Monitoring Agent
<b>EMB</b>	Environmental Management Bureau
<b>EO</b>	Executive Order
<b>FGD</b>	Focus Group Discussion
<b>GOP</b>	Government of the Philippines
<b>HIV</b>	Human Immunodeficiency Virus
<b>HLURB</b>	Housing and Land Use Regulatory Board
<b>HUDCC</b>	Housing and Urban Development Coordination Council
<b>IEE</b>	Initial Environment Examination
<b>IMA</b>	Internal Monitoring Agent
<b>IP</b>	Indigenous People



<b>IPRA</b>	Indigenous Peoples' Rights Act
<b>IRR</b>	Implementing Rules and Regulations
<b>ISF</b>	Informal Settlers Families
<b>JICA</b>	Japan International Cooperation Agency
<b>JST</b>	JICA Study Team
<b>KALAHI</b>	Kapit Bisig Laban sa Kahirapan
<b>LGU</b>	Local Government Unit
<b>LIAC</b>	Local Inter-Agency Committee
<b>LMB</b>	Land Management Bureau
<b>MARWADIS</b>	Marilao Water District
<b>MCAP</b>	Millennium Challenge Account – Philippines
<b>MNTC</b>	Manila North Tollways Corporation
<b>MPDO</b>	Municipal Planning and Development Officer
<b>MRH</b>	Medium-Rise Housing
<b>NAPC</b>	National Anti-Poverty Commission
<b>NCR</b>	National Capital Region
<b>NFA</b>	National Food Authority
<b>NGO</b>	Non-Government Organization
<b>NHA</b>	National Housing Authority
<b>NAIA</b>	Ninoy Aquino International Airport
<b>NLRC</b>	North Luzon Railways Corporation
<b>NSCR</b>	North South Commuter Railway
<b>OCT</b>	Original Certificate of Title
<b>OFW</b>	Overseas Filipino Workers
<b>OP</b>	Operational Policy
<b>PAF</b>	Project Affected Families
<b>PAP</b>	Project Affected Person
<b>PCUP</b>	Presidential Commission for the Urban Poor
<b>PDP</b>	Philippine Development Plan
<b>PESO</b>	Public Employment Service Office
<b>PMO</b>	Project Management Office
<b>PMO- RIMT</b>	Project Management Office - RAP Implementation and Monitoring Team
<b>PNR</b>	Philippines National Railways
<b>PO</b>	Peoples' Organization
<b>PWD</b>	Persons with Disabilities
<b>RA</b>	Republic Act
<b>RAP</b>	Resettlement Action Plan

<b>RIMT</b>	RAP Implementation and Monitoring Team
<b>ROW</b>	Right of Way
<b>SCMB</b>	Subic Clark Manila Batangas Corridor
<b>SEA-K</b>	Self Employment Assistance - Kaunlaran
<b>SJWD</b>	San Jose Water District
<b>TCT</b>	Transfer Certificate of Title
<b>TESDA</b>	Technical Education and Skills Development Authority
<b>TOR</b>	Terms of Reference
<b>TULAY</b>	Tulong Alay sa Taong May Kapinsanan
<b>UPAO</b>	Urban Poor Affairs Office
<b>WB</b>	World Bank

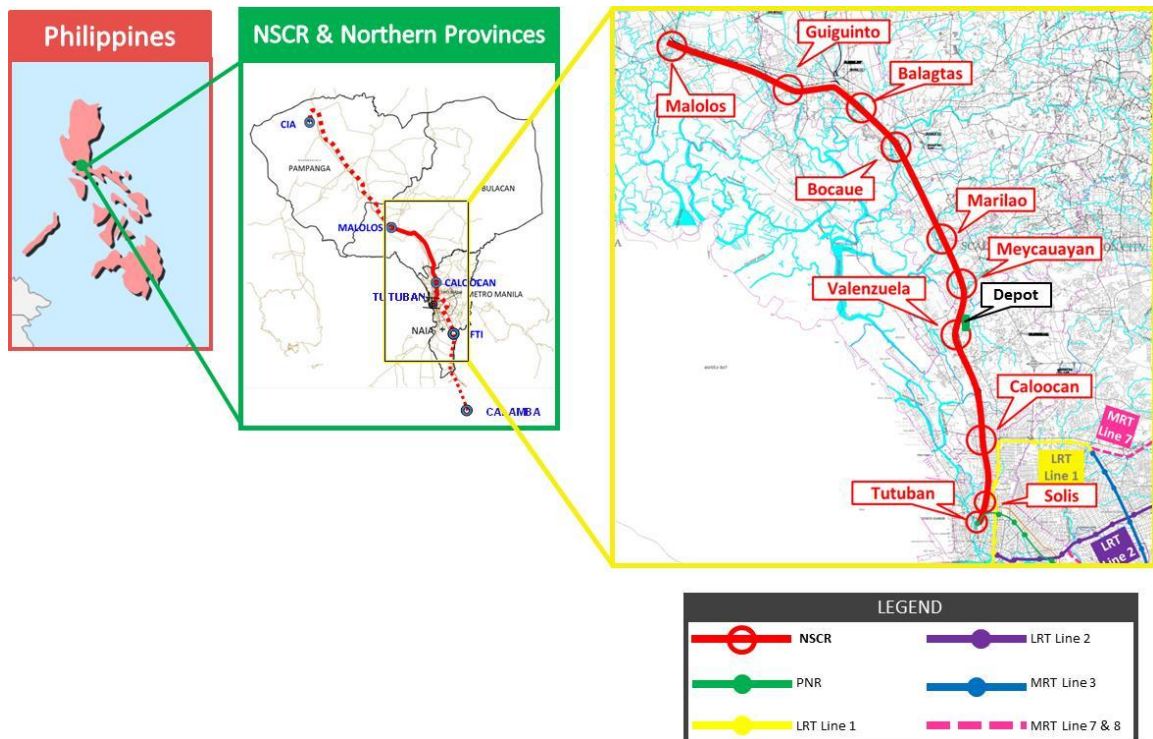
# CHAPTER 1 PROJECT DESCRIPTION

## 1.1 Background

Upon request from the Government of the Philippines (GOP), JICA has been carrying out a feasibility study (F/S) for developing a railway strategy connecting Clark International Airport (CIA) to the national Capital Region (NCR) since July 2013.

Based on the deliberation in the F/S, the North South Commuter Rail (NSCR) Project is designed to run from Malolos, Bulacan to Tutuban, City of Manila (**Figure 1.1-1**). The line will be passing through 6 cities and municipalities of Bulacan Province (Malolos, Guiguinto, Balagtas, Bocaue, Marilao, and Meycauayan), and 3 cities of Metro Manila (Valenzuela, Caloocan and Manila). In all, there will be 10 stations (**Table 1.4-2**), and the total length from Caloocan to Tutuban will be 37.9 kilometers.

The NSCR will utilize the right-of-way (ROW) of the Northrail Project from Malolos to Caloocan and the ROW of Philippine National Railway (PNR) from Caloocan to Tutuban in order to minimize the additional ROW acquisition. As a different project from the NSCR Project, the Northrail Project Phase 1 Section 1 was planned to connect Malolos to Caloocan along the old PNR line in the 2000s. The ROW of the NSCR was developed by utilizing the PNR ROW. However the Northrail Project is now suspended.



Source: JICA Study Team

Figure 1.1-1 Location Map of NSCR Project

## **1.2 Necessity of Project**

### **(1) Current Status of Railway Sector in the Philippines**

Metro Manila, which only accounts for 0.2 % of land in the country is the center of economic activities, serving around 37 % of the total GDP produced and 13 % of the total population in the country, with the rapid growing population which increased from 7.95 million in 1990 to 11.90 million in 2010. Although the GOP has been developing transport infrastructure in Metro Manila such as ring and radial roads, expressways and light rail, severe traffic congestion still remains a critical problem for the capital. The escalation of traffic congestion has always been a bottleneck for the smooth distribution of goods and movement of people, resulting in huge economic losses and necessitating the expansion of Metro Manila in the North-South direction.

While Philippine National Railway runs from Manila to Binan in Laguna as a commuter line towards the South, there is currently no railway that goes Northward beyond Caloocan despite the expansion of residential area toward the North. With the expansion of residential areas toward the North, the Northern Luzon Expressway alone does not serve enough as means of transportation for those who commute to the center of Metro Manila. This is due to the heavy traffic congestion from the expressway exit to the center of the capital, and of the need for developing means of transportation for those who do not own cars.

### **(2) The GOP Development Plans on Railway Sector**

Expansion of mass transportation network is recognized as one of its highest priorities in the Philippine Development Plan (PDP) 2011-2016. A commuter railway service to connect Metro Manila with its adjacent northern and southern suburban areas is deemed as one important mass transit backbone for the metropolis as well as for the growth corridor of the Greater Capital Region (GCR), which comprises of Region III, Metro Manila and Region IV-A. This is the focus of many mass transit studies of the Department of Transportation and Communication (DOTC) and the commuter rail service from Malolos to Calamba, in particular, is highlighted as one of the priority projects for the region. The significance of the project is likewise reflected in the recent National Economic Development Authority (NEDA) study on the Roadmap for Transport Infrastructure Development of Metro Manila and Its Surrounding Areas (Region III and Region IV-A).

### **(3) Assistance Policy of Government of Japan on Railway Sector in the Philippines**

The Government of Japan's "Country Assistance Policy for the Republic of the Philippines (April 2012)" highlights the importance of the achievement of sustainable economic growth through further promotion of investment, and states that Japan provides assistance centering on the improvement of traffic and transportation network of the Greater Capital Region.

## **1.3 Scope of Work**

This draft report covers the Resettlement Action Plan (RAP) due to additional land acquisition of the Right-Of-Way (ROW) for the North-South Commuter Railway, from Malolos City in

Bulacan Province to Tutuban in Tondo, Manila City in Metro Manila.

## 1.4 Project Component

The project will consist of the following components:

- Main railway line on embankment and elevated viaducts
- Elevated stations
- Depot

### (1) Main Railway Line

The railway alignment will utilize the Northrail ROW along the old PNR line from Malolos to Caloocan. From Caloocan to Tutuban, the railway alignment will utilize the existing PNR right of-way (**Figure 1.4-1**). The structures of the guideway and the stations are mostly elevated (**Table 1.4-1**). **Figures 1.4-4** shows the typical cross sections of the viaduct.

**Table 1.4-1 Description of Elevated Structures**

Elevated Structure	Description
Viaduct	<ul style="list-style-type: none"><li>• PC Beam Girder</li><li>• Long Span Bridge</li><li>• Portal Pier</li></ul>
Station	<ul style="list-style-type: none"><li>• 2 Platforms and 4 Tracks</li><li>• 2 Platforms and 2 Tracks</li></ul>

*Source: JICA Study Team*

### (2) Stations

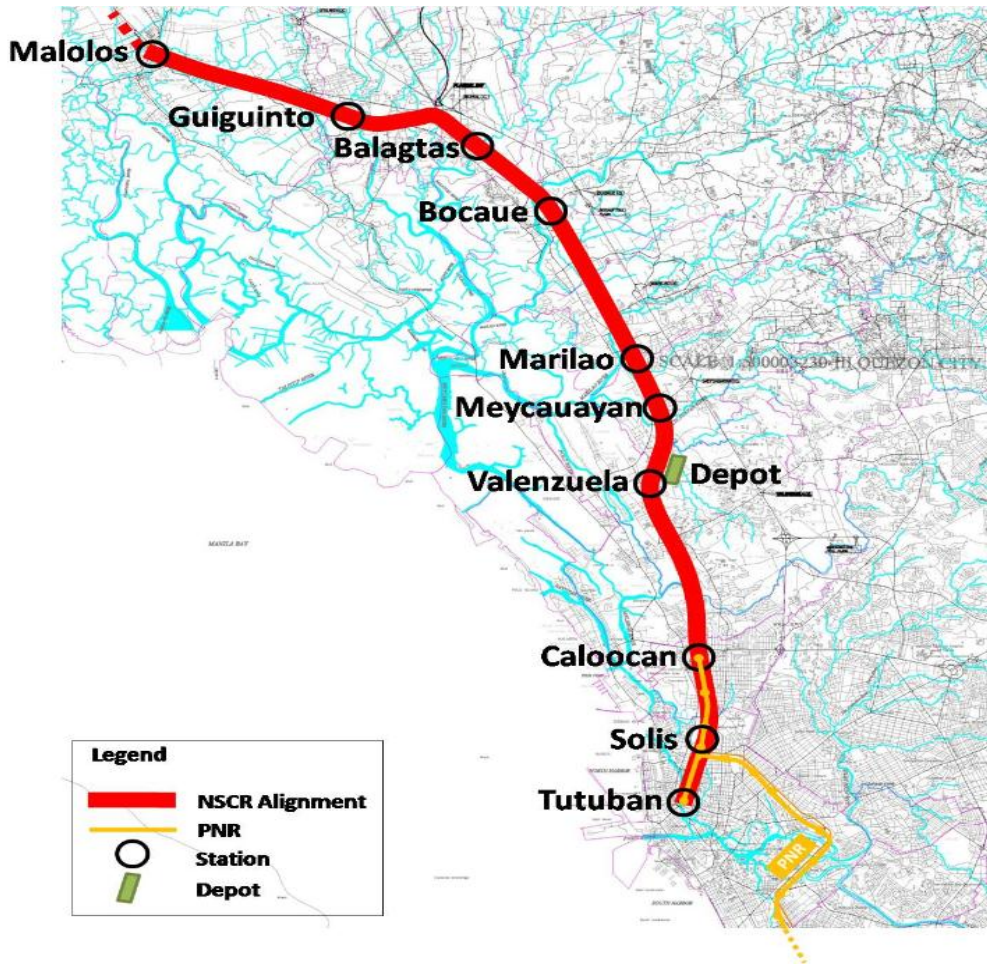
There will be 10 stations as shown in **Table 1.4-2**. General cross sections of the station plan are shown in **Figures 1.4-5** and **1.4-6**.

A uniform platform width of 8 m wide is proposed for the stations. These platform widths also will be checked for holding capacity of the platform for worst-case scenario at detail design stage. It is proposed to provide lifts in addition to stairs for vertical movement of passengers from street to concourse.

### (3) Depot

The depot will be located in Valenzuela (**Figure 1.4-2**). The proposed layout plan is shown in **Figure 1.4-3**. The lot area is 13.822 hectares and will include the following facilities

- Main work shop
- Stabling yard for approximately 39 train-sets
- Operations control center
- Substation
- Automatic train washing machine, etc.



**Table 1.4-2 Station**

	Station	Distance to next station (km)
1	Malolos	6.2
2	Guiguinto	4.7
3	Balagtas	4.0
4	Bocaue	5.4
5	Marilao	1.9
6	Meycauayan	3.6
7	Valenzuela	5.7
8	Caloocan	6.1
9	Solis	2.8
10	Tutuban	-

Source: JICA Study Team

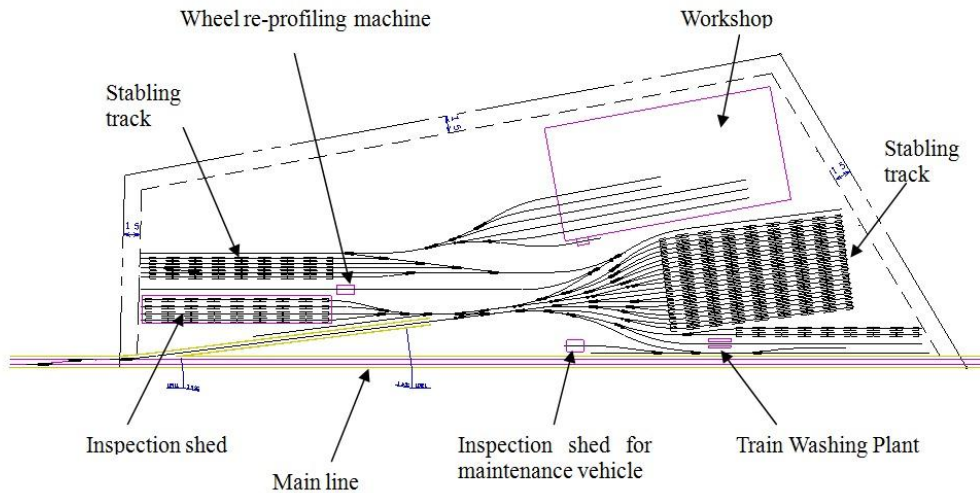
Figure 1.4-1 Alignment of NSCR Project from Malolos to Caloocan



Source: JICA Study Team

Figure 1.4-2 Location of depot along the NSCR alignment



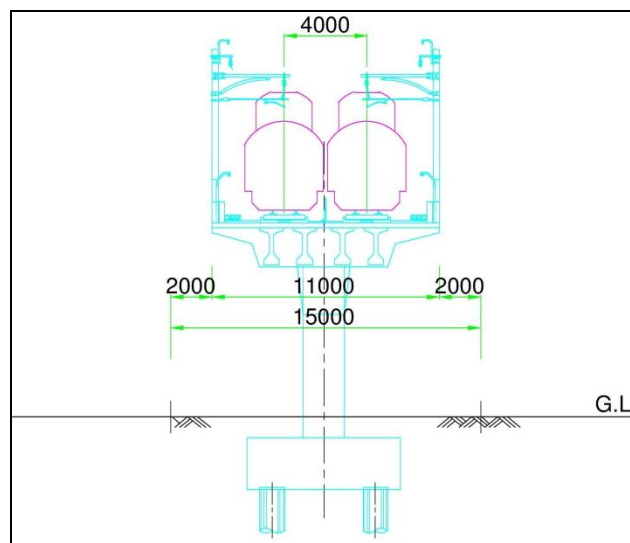


Source: JICA Study Team

**Figure 1.9** Layout Plan of Valenzuela Depot Site

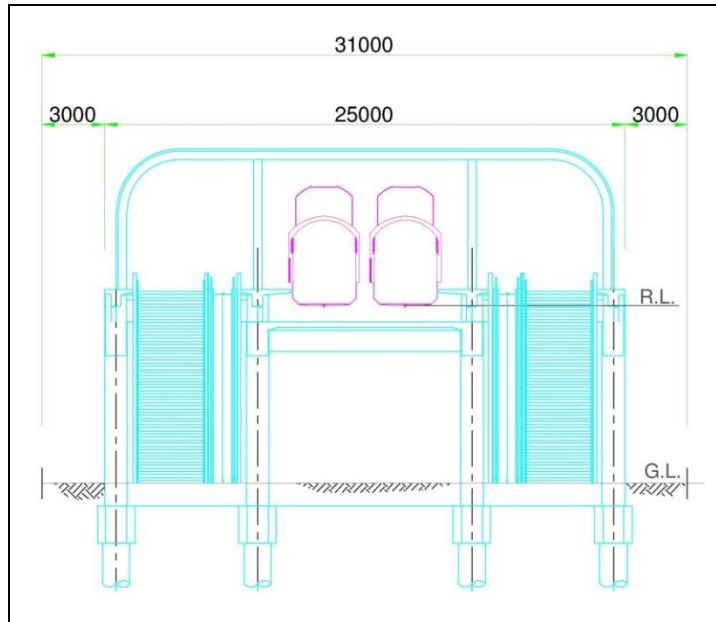
**(4) Structure Plan**

Majority of the structures of the guideway and station are elevated. **Figures 1.4-4, 1.4-5 and 1.4-6** show the typical layout of a viaduct and station, respectively.



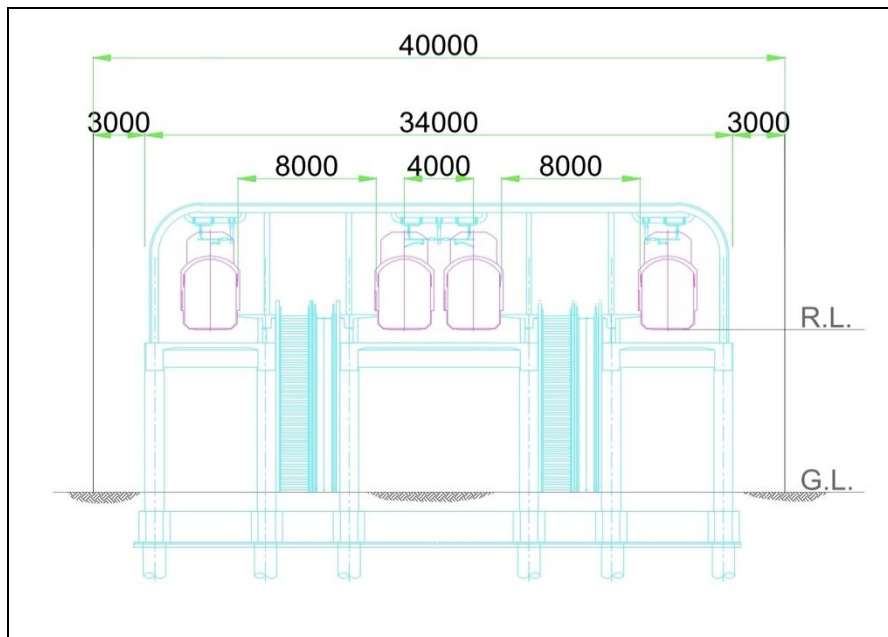
Source: JICA Study Team

**Figure 1.4-3** Viaduct (PC Beam Girder)



Source: JICA Study Team

**Figure 1.4-4 Station (2 Platforms and 2 Tracks)**



Source: JICA Study Team

**Figure 1.4-5 Station (2 Platforms and 4 Tracks)**

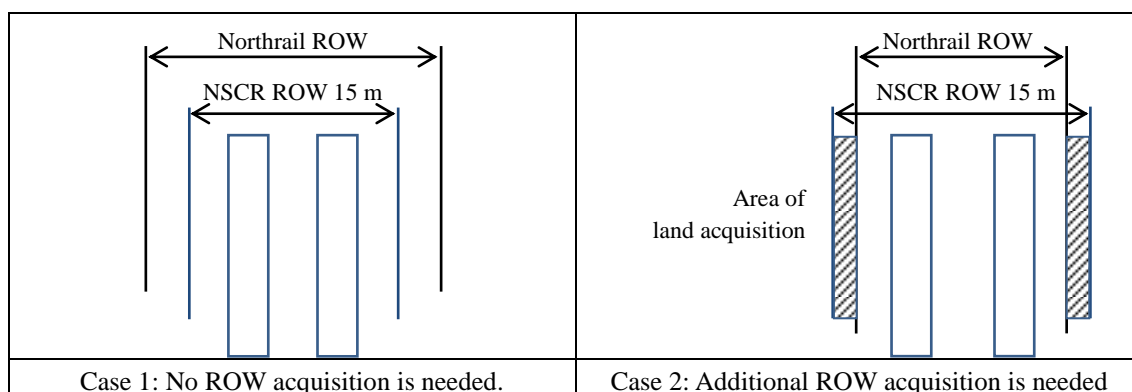


## CHAPTER 2 POTENTIAL IMPACTS BY THE PROJECT

### 2.1 Project Components with Triggers to Resettlement

#### (1) Additional ROW Acquisition for Railway Track

The required ROW width of the railway track for the NSCR Project is set 15 m all along the alignment (width of viaduct is 11 m plus 2 m easement at both sides) as shown in **Figure 1.4-4**. The easement is determined from the viewpoint of fire protection in accordance with the National Building Code of the Philippines. The image of additional ROW acquisition is depicted in **Figure 2.1-1**.



Source: JICA Study Team

**Figure 2.1-1 Additional Railway ROW Requirement**

Although the NSCR alignment will utilize the Northrail and ROW from Malolos to Caloocan, additional land acquisition will be needed due to the narrow portions of the existing ROW.

From Caloocan to Tutuban, since the NSCR ROW will be fitted inside the PNR ROW, no additional land acquisition will be needed except at the Solis junction. There is a future plan of the NSCR to extend it to further south of Metro Manila from Solis, up to Calamba, Laguna. This extension has not been determined yet, however, the minimum required crossover structure will be constructed by the NSCR project. Therefore, additional land acquisition will be needed at the Solis junction.

The additional ROW acquisition will affect not only the structures of residential homes but also commercial and industrial facilities. Displacement of Project Affected Families (PAFs) will be unavoidable when the affected structures are no longer viable for continued use.

Affected areas of the NSCR Project are shown in **Figure 2.1-2**. Refer to the satellite maps in Annex 1 for details.

#### (2) Additional ROW Acquisition for Stations

Additional land acquisition will be needed to secure the space for the installation of the station facilities. The required ROW width of the station also includes 3 m easement at both sides as shown in **Figure 1.4-5**. The easement of 3 m is determined based on the height of the station

building in accordance with the requirement of the National Building Code of the Philippines.

**Table 2.1-1** shows the necessity of land acquisition at 10 stations of the NSCR project from Malolos to Tutuban.

**(3) Depot**

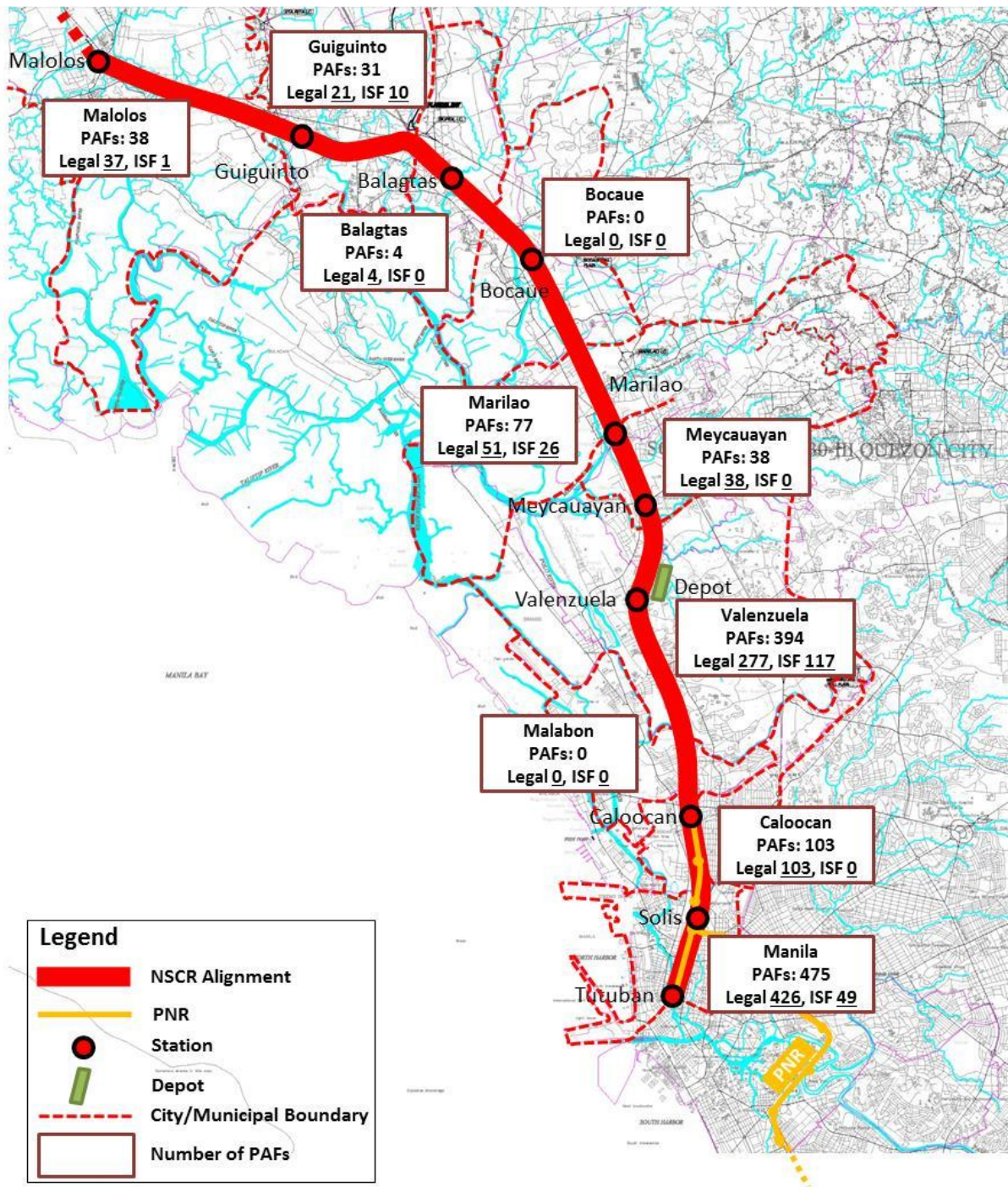
The proposed depot site is located in Valenzuela. The Northrail has rented 13.822 hectares of the property of National Food Authority (NFA) to be used as exclusively for the Depot and Station (**Figure 1.4-2**). According to the Lease Agreement between NFA and Northrail, the term for leasing is 25 years from the date of the signing of the Agreement on the 7<sup>th</sup> of February 2008. The transfer of the lease agreement from Northrail to DOTC has been discussed with Northrail. The amendment of this lease agreement will be made with NFA during the detailed design stage.

The required facilities for the NSCR operation will be fitted inside this site, no additional land acquisition will not be needed.

**Table 2.1-1 Necessity of Land Acquisition at 10 Stations**

Station	Description	Necessity of Land Acquisition	Necessity of Displacement of PAPs
Malolos	2 Platforms and 3 Tracks	Yes	Yes
Guiguinto	2 Platforms and 2 Tracks	Yes	Yes
Balagtas	2 Platforms and 4 Tracks	Yes	Yes
Bocaue	2 Platforms and 2 Tracks	No	No
Marilao	2 Platforms and 4 Tracks	Yes	Yes
Meycauayan	2 Platforms and 2 Tracks	Yes	Yes
Valenzuela	2 Platforms and 4 Tracks	Yes	Yes
Caloocan	2 Platforms and 2 Tracks	No	No
Solis	1 Platform and 2 Tracks	No	No
Tutuban	2 Platforms and 2 Tracks	No	Yes

Source: JICA Study Team



Source: JICA Study Team

Figure 2.1-2 Area to be Affected by the NSCR Project

## 2.2 Alternative Measures Considered to Avoid or Minimize Adverse Impacts due to Displacement

### (1) Route Options

The NSCR alignment will utilize the maximum Northrail and PNR ROW in order to minimize the additional land acquisition. Another alternative ROW option has been studied, such as the

route along the North Luzon Expressway. However, the area to be acquired by the other option will be larger than the route along the Northrail, resulting in larger scale of resettlement.

**(2) Structure Type**

There are 3 structural types of the railway track for the NSCR Project, i.e., Embankment, Viaduct or Underground as shown in **Figure 2.2-1**.

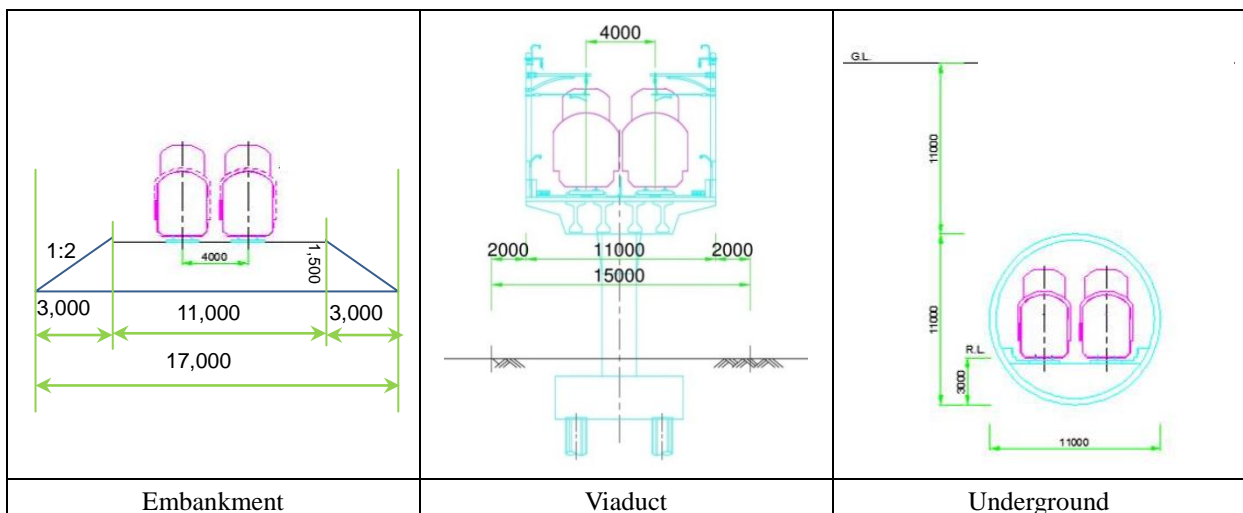
Although the area of land acquisition of the underground option will be smallest among the alternatives, the construction cost will be highest. Furthermore, there are no significant unavoidable obstacles on the ground. Therefore, the underground option will not be chosen for this section.

The embankment is the cheapest option; however, this option may require a wider railway ROW than the viaduct option. The required area of land acquisition will be larger than that of the viaduct option. However, the retaining wall can be used to reduce the land acquisition. Since the NSCR route goes through the flood prone zones, the embankment may increase the risk of flooding.

Therefore, the viaduct option will likely be selected for the NSCR from Malolos to Tutuban.

**(3) Further Study during Detailed Design Stage**

Further study should be done to avoid and minimize the land acquisition and displacement of PAFs. The railway track should be redesigned to fit in the existing railway ROW and to avoid unnecessary land acquisition.



Source: JICA Study Team

**Figure 2.2-1 Additional Railway ROW Requirement**

### **CHAPTER 3 OBJECTIVES OF THE RAP**

The objectives of this Resettlement Action Plan (RAP) for the North-South Commuter Railway (Phase 1) are to ensure that no affected persons shall be worsened off as a result of the NSCR Project and that:

- i) Adverse social and physical impacts are avoided, minimized, and mitigated;
- ii) Stakeholders, and more importantly the Project-Affected Persons (PAPs), will benefit from the Project;
- iii) PAPs are provided with sufficient compensation for lost assets and assistance with livelihood programs which will help them improve or at least restore their pre-project standard of living; and
- iv) Resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.

All the above objectives will be done in accordance with the appropriate and applicable Philippine laws, policies and/or guidelines with consideration of policies and guidelines of the International Financing Institutions, particularly of World Bank and JICA's Guidelines for Environmental and Social Considerations.

## CHAPTER 4 RESULTS OF SOCIO ECONOMIC SURVEY

### 4.1 Census Survey

The census survey for the Malolos to Caloocan section was conducted for the affected cities and municipalities from October 10 to 17, 2013. The census survey for the Caloocan to Tutuban section was conducted from December 16 to 21, 2014 in Manila and from December 27 to 30, 2014 in Caloocan. In addition, the census survey for the tenants in Cluster Building II at Tutuban Mall was conducted from March 6 to 9, 2015. The cutoff dates were set on the beginning of the census and tagging activities as shown in **Table 6.2-1**. Refer to the affected areas in the maps in Appendix 1 for details.

The cut-off date has been disclosed to each affected barangays during the consultations prior to the conduct of census and tagging, and the barangays have disclosed to their constituent populations. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of project entitlements.

The project scope and its impacts will be reviewed during the Detailed Design stage, which is scheduled to be started in 2016. Thus, validation of census and tagging survey should be conducted through the Detailed Measurement Survey (DMS) at the detailed design stage.

In case no resettlement activities are conducted after two years from the said cut-off dates (October 10-18, 2013), the census data should be updated according to the World Bank “Involuntary Resettlement Sourcebook - planning and implementation in development projects (2004)”.

#### 4.1.1 Affected Cities, Municipalities and Barangays

The NSCR Project will pass through ten (10) cities and municipalities from Malolos in the north to Tutuban, in Manila in the south. In two (2) of these cities and municipalities, namely Bocaue and Malabon, there are no project affected persons (PAPs), land and structures. The rest of the eight (8) cities and municipalities have PAPs, land and structures that are to be affected as shown in **Table 4.1-1**.



**Table 4.1-1 Affected Cities and Municipalities and Corresponding Barangays by NSCR Project**

Cities and Municipalities										
	Manila	Caloocan	Malabon	Valenzuela	Meycauayan	Marilao	Bocaue	Balagtas	Guiguinto	Malolos
Barangays	Zone2 (Br.48,49, 50, 51,54)	D1, Zone 1 (Br.1,2,9)	Potrero	Karuhatan	Bancal	Ibayo	Lolomboy	Longos	Tuktukan	Tikay
		D2, Zone 1 (Br.5)	Tinajeros	Malinta	Banga	Saog	Bundukan	Burol First	Sta. Cruz	San Pablo
	Zone14 (Br. 152,155, 156, 159, 160, 161, 162, 163, 164, 165)	D2, Zone2a (Br.15,17)		Dalandanan	Tugatog	Tabing Ilog	Bunlo	San Juan	Tabe	Bagong Bayan
		D2, Zone3 (Br.21)		Malanday	Malhacan	Abangan Sur	Binang First		Poblacion	Mabolo
		D2, Zone3 (Br.25, 29, 32, 33)		Veinte Reales		Abangan Norte	Binang Second		Ilang-Ilang	Cofradia
	Zone16 (Br. 184, 185, 186)						Taal		Malis	Caniogan
		D2, Zone4 (Br.36, 37, 38, 43, 46)					Longos		Tabang	Catmon
	Zone18 (Br.198, 200, 203,204)	D2, Zone5 (Br. 49, 52)								Bulihan
	Zone20 (Br. 213, 214, 217)	D2, Zone6 (Br. 59, 63, 64)								
	Zone21 (Br. 221, 228, 232)	D2, Zone7 (Br. 73)								
Zone22 (Br. 241)										

Source: JICA Study Team

Note: Gray areas represent unaffected Cities/Municipalities and Barangays by the NSCR Project.

The NSCR tracks at Malolos will pass through 8 barangays, however only 2 barangays will have PAPs and affected land and structures. For Guiguinto, out of seven (7) barangays, three (3) will be affected while in Balagtas, out of three (3) barangays one (1) will be affected. For Bocaue, there will be no affected barangays, while in Marilao, out of five (5) barangays three (3) will be affected. In Meycauayan, of the four (4) barangays through which the tracks will pass, only one (1) will be affected, while in Valenzuela, out of five (5) barangays, three (3) will be affected by the project. No single barangay will be affected in Malabon. For Caloocan City, there will be two (2) barangays affected, while in Manila, seven (7) barangays will be affected. All in all, a total of twenty one (21) barangays, spread in ten (10) affected cities and municipalities, will be affected by the NSCR Project.

#### 4.1.2 Number of Project Affected Persons

The number of Project Affected Families (PAFs) is summarized in **Table 4.1-2**. The total number of PAFs are 1,160 households and 2,045 in population. The number of PAFs required for displacement are also presented in **Table 4.1-2**. The total of 300 PAFs are required to be displaced due to the loss of their dwellings. These PAFs consist of 72 legal residential structure owners and 28 legal renters, and 98 informal settler families (ISFs) structure owners and 102 ISF renters.

**Table 4.1-2 Number of PAFs**

Type of Loss	Number of PAFs			Number of Affected Population		
	Legal <sup>*1</sup>	ISFs <sup>*2</sup>	Total	Legal <sup>*1</sup>	ISFs <sup>*2</sup>	Total
<b>Required for displacement</b>						
Structure owners (Residential)	72	98	170	233	379	612
Structure owners (CIBEs <sup>*3</sup> )	55	1	56	55	1	56
Renters (Residential)	28	102	130	145	428	573
Commercial Stall Tenants	79	0	79	79	0	79
Vendors	103	0	103	103	0	103
<b>Subtotal</b>	<b>337</b>	<b>201</b>	<b>538</b>	<b>615</b>	<b>808</b>	<b>1,423</b>
<b>Not required for displacement</b>						
Land owners <sup>*4</sup>	45	-	45	45	-	45
Structure owners (Residential)	30	2	32	30	2	32
Structure owners (CIBEs)	5	-	5	5	-	5
Structure owners (Institutional)	3	-	3	3	-	3
Renters (Residential)	20	-	20	20	-	20
Absentee structure owners	43	-	43	43	-	43
Workers (Employees of CIBEs)	474	-	474	474	-	474
<b>Subtotal</b>	<b>620</b>	<b>2</b>	<b>622</b>	<b>620</b>	<b>2</b>	<b>622</b>
<b>Grand Total</b>	<b>957</b>	<b>203</b>	<b>1,160</b>	<b>1,235</b>	<b>810</b>	<b>2,045</b>

Source: JICA Study Team

Note: 1) Legal: Land owners who have a full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) or other acceptable proof of ownership (e.g., Tax Declaration). (refer to Section 6.4.1 )

2) ISFs: Individuals or groups/households who occupy a portion of the public or private lands without the express consent of the landowner, that is, have no recognizable title or other acceptable proof of ownership. (refer to Section 6.4.1 )

4) Land owners who are affected only land and not structures due to land acquisition.

#### 4.1.3 PAFs by Local Government Units (LGUs)

The total number of legal PAFs in all affected barangays is tabulated in **Table 4.1-3**.



Table 4.1-3 Legal PAFs by LGUs

Municipalities and Cities	Affected Brgys	Structure owners (Residential)		Structure owners (CIBEs)		Structure owners (Institutional)		Renters (Residential)		Absentee Structure Owner		Land Owners <sup>*3</sup>		Commercial Stall Tenants		Vendors		Workers (Employees of CIBEs) <sup>*4</sup>		TOTAL	
		Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>
Malolos	Catmon	0	16	0	4	0	0	0	2	4	0	0	0	0	0	0	0	10	0	14	22
	Tikay	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
	<b>Sub Total</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>15</b>	<b>22</b>
Guiguinto	Tuktukan	2	0	0	0	1 <sup>*5</sup>	0	0	0	0	0	0	0	0	0	0	0	2	0	5	0
	Sta. Cruz	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Tabang	0	6	0	0	0	0	0	0	4	0	2	0	0	0	0	0	4	0	10	6
	<b>Sub Total</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>15</b>	<b>6</b>
Balagtas	Burul First	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
Marilao	Ibayo	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	9	0
	Saog	0	2	0	9	0	0	0	5	2	0	0	0	0	0	0	0	16	0	18	16
	Tabing Ilog	0	2	0	0	0	0	0	1	5	0	0	0	0	0	0	0	0	0	5	3
	<b>Sub Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>32</b>	<b>19</b>
Meycauayan	Malhacan	6	0	2	0	0	0	10	9	2	0	1	0	0	0	0	0	8	0	29	9
	<b>Sub Total</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>29</b>	<b>9</b>
Valenzuela	Malinta	10	23	0	1	0	0	5	8	18	0	29	0	0	0	0	0	2	0	64	32
	Dalandanan	0	4	0	40	0	0	0	2	8	0	0	0	0	0	0	0	104	0	112	46
	Viente Reales	11	0	2	0	0	0	4	0	0	0	0	0	0	0	0	0	6	0	23	0
	<b>Sub Total</b>	<b>21</b>	<b>27</b>	<b>2</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>26</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>0</b>	<b>199</b>	<b>78</b>
Caloocan	Brgy. 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	46
	Brgy. 63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	0	0	0	57
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103<sup>*6</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103</b>
Manila	Brgy. 165	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	3	0
	Brgy. 184	0	10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	11
	Brgy. 185	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0

Municipalities and Cities	Affected Brgys	Structure owners (Residential)		Structure owners (CIBEs)		Structure owners (Institutional)		Renters (Residential)		Absentee Structure Owner		Land Owners <sup>*3</sup>		Commercial Stall Tenants		Vendors		Workers (Employees of CIBEs) <sup>*4</sup>		TOTAL	
		Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>	Stay <sup>*1</sup>	Move <sup>*2</sup>
	Brgy. 186	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	1	1
	Brgy. 204	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
	Brgy. 217	0	5	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5
	Brgy. 241	0	0	1	0	1	0	0	0	0	0	0	0	0	79 <sup>*7</sup>	0	0	315 <sup>*8</sup>	0	317	79
	<b>Sub Total</b>	<b>1</b>	<b>15</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>322</b>	<b>0</b>	<b>330</b>	<b>96</b>
<b>Grand Total</b>		<b>30</b>	<b>72</b>	<b>5</b>	<b>55</b>	<b>3</b>	<b>0</b>	<b>20</b>	<b>28</b>	<b>43</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>79</b>	<b>0</b>	<b>103</b>	<b>474</b>	<b>0</b>	<b>620</b>	<b>337</b>

Source: JICA Study Team

Note: 1) Stay: Not required for displacement.

2) Move: Required for displacement.

3) Land owners who are affected only the land and not structures and improvements due to land acquisition

4) Including the number of employees of mixed use (residential cum small stores).

5) Including one family who lives in church (classified as institutional)

6) There are 103 ambulant vendors in PNR ROW on both sides of the railway tracks, 46 vendors in Barangay 15 and 57 vendors in Barangay 63 at the crossing of 10th Avenue in Caloocan City.

7) There are 79 tenants in the two affected commercial facilities in Tutuban Mall, Barangay 241, Manila due to the construction of Tutuban station.

8) There are 106 employees of commercial stall tenants in Cluster Building 2, 190 employees of Robinson Department and Supermarket Store, 19 employees of Metro Bank Tutuban Branch at Tutuban Mall.

The total number of ISFs is tabulated in **Table 4.1-4**. There are no ISFs in Balagtas, Bocaue, Meycauayan and Caloocan.

**Table 4.1-4 ISFs by LGUs**

Municipalities and Cities	Barangays Affected	Structure owners (Residential)		Structure owners (CIBEs)		Renters (Residential)		Total PAFs	
		Stay <sup>1</sup>	Move <sup>2</sup>	Stay <sup>1</sup>	Move <sup>2</sup>	Stay <sup>1</sup>	Move <sup>2</sup>	Stay <sup>1</sup>	Move <sup>2</sup>
Malolos	Catmon	0	0	0	0	0	0	0	0
	Tikay	0	1	0	0	0	0	0	1
	<b>Sub Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
Guiguinto	Tuktukan	0	0	0	0	0	0	0	0
	Sta. Cruz	0	0	0	0	0	0	0	0
	Tabang	0	4	0	0	0	4	0	8
	<b>Sub Total</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>10</b>
Marilao	Saog	0	1	0	0	0	1	0	2
	Tabing Ilog	0	13	0	0	0	11	0	24
	<b>Sub Total</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>26</b>
Valenzuela	Malinta	0	34	0	0	0	52	0	86
	Dalandanan	0	6	0	0	0	3	0	9
	Viente Reales	0	12	0	0	0	10	0	22
	<b>Sub Total</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>0</b>	<b>117</b>
Manila	Brgy. 165	2	0	0	0	0	0	2	0
	Brgy. 185	0	12	0	1	0	18	0	31
	Brgy. 186	0	13	0	0	0	3	0	16
	<b>Sub Total</b>	<b>2</b>	<b>25</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>21</b>	<b>2</b>	<b>47</b>
<b>Grand Total</b>		<b>2</b>	<b>98</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>102</b>	<b>2</b>	<b>201</b>

Source: JICA Study Team

Note: 1) Stay: Not required for displacement.

2) Move: Required for displacement.

## 4.2 Affected Lands and Assets

### 4.2.1 Affected Lands

The total affected lands in 7 affected cities/municipalities is 22,435 square meters (about 2.2 ha) as shown in **Table 4.2-1**. In addition, 13.822 hectares of proposed depot site at Valenzuela (see **Figure 1.4-2**) is also included in the affected lands. Total affected land area is about 16.1 hectares.

**Table 4.2-1 Affected Lands: Area (m<sup>2</sup>)**

Municipalities and Cities	Barangays	Residential	Commercial	Industrial	Agricultural	Total
Malolos	Catmon	2,816	0	0	0	2,816
	Tikay	385	0	241	0	625
	<b>Sub Total</b>	<b>3,201</b>	<b>0</b>	<b>241</b>	<b>0</b>	<b>3,441</b>
Guiguinto	Tuktukan	0	0	0	265	265
	Sta. Cruz	0	0	0	0	0
	Tabang	144	0	2,062	1,121	3,327
	<b>Sub Total</b>	<b>144</b>	<b>0</b>	<b>2,062</b>	<b>1,386</b>	<b>3,592</b>

Balagtas	Burol First	391	0	0	0	391
	<b>Sub Total</b>	<b>391</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>391</b>
Marilao	Ibayo <sup>*1</sup>	0	3,965	0	0	3,965
	Saog	89	13	0	0	102
	Tabing Ilog	0	0	0	312	312
	<b>Sub Total</b>	<b>89</b>	<b>3,978</b>	<b>0</b>	<b>312</b>	<b>4,379</b>
Meycauayan	Malhacan	556	0	0	0	556
	<b>Sub Total</b>	<b>556</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>556</b>
Valenzuela	Malinta	2,157	69	1,016	87	3,330
	Dalandanan	0	3,999	0	0	3,999
	Viente Reales	0	162	138,220 <sup>*2</sup>	0	138,382
	<b>Sub Total</b>	<b>2,157</b>	<b>4,230</b>	<b>139,236</b>	<b>87</b>	<b>145,710</b>
Manila	Brgy. 165	60	0	0	0	60
	Brgy. 184	1,036	180	0	0	1,216
	Brgy. 185	385	0	0	0	385
	Brgy. 186	480	0	0	0	480
	Brgy. 204	444	0	0	0	444
	<b>Sub Total</b>	<b>2,405</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>2,585</b>
<b>Grand Total</b>		<b>8,943</b>	<b>8,388</b>	<b>141,539</b>	<b>1,785</b>	<b>160,655</b>

Source: JICA Study Team

Note: 1) There is no affected structure in Barangay Ibayo, Marilao. The only land will be affected by the NSCR project.

2) Proposed depot site

#### 4.2.2 Affected Structures

The total number of the affected structures is summarized in **Table 4.2-2**.

**Table 4.2-2 Affected Structures**

Municipalities and Cities	Affected Barangays	Materials of Buildings	Residential	CIBEs	Institutional	Total
Malolos	Catmon	Concrete	14	3	0	19
		Semi-concrete	2	0	0	
		Light material <sup>*1</sup>	0	0	0	
	Tikay	Concrete	0	0	0	1
		Semi-concrete	0	0	0	
		Light material	1	0	0	
<b>Sub Total</b>			<b>17</b>	<b>3</b>	<b>0</b>	<b>20</b>
Guiguinto	Tuktukan	Concrete	0	0	1	3
		Semi-concrete	2	0	0	
		Light material	0	0	0	
	Sta. Cruz	Concrete	0	0	0	0
		Semi-concrete	0	0	0	
		Light material	0	0	0	
	Tabang	Concrete	6	0	0	14
		Semi-concrete	2	0	0	
		Light material	6	0	0	
<b>Sub Total</b>			<b>16</b>	<b>0</b>	<b>1</b>	<b>17</b>
Balagtas	Burol First	Concrete	0	0	0	4
		Semi-concrete	4	0	0	
		Light material	0	0	0	
	<b>Sub Total</b>		<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>

Municipalities and Cities	Affected Barangays	Materials of Buildings	Residential	CIBEs	Institutional	Total	
Marilao	Saog	Concrete	1	1	0	10	
		Semi-concrete	1	3	0		
		Light material	0	4	0		
	Tabing Ilog	Concrete	1	0	0	18	
		Semi-concrete	1	0	0		
		Light material	16	0	0		
		<b>Sub Total</b>	<b>20</b>	<b>8</b>	<b>0</b>		<b>28</b>
Meycauayan	Malhacan	Concrete	5	1	0	7	
		Semi-concrete	1	0	0		
		Light material	0	0	0		
	<b>Sub Total</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>7</b>		
Valenzuela	Malinta	Concrete	29	1	0	87	
		Semi-concrete	28	0	0		
		Light material	29	0	0		
	Dalandanan	Concrete	4	35	0	50	
		Semi-concrete	6	2	0		
		Light material	1	2	0		
	Viente Reales	Concrete	3	0	0	31	
		Semi-concrete	8	2	0		
		Light material	18	0	0		
	<b>Sub Total</b>		<b>126</b>	<b>42</b>	<b>0</b>	<b>168</b>	
	Manila	Brgy. 165	Concrete	0	0	0	3
			Semi-concrete	1	0	0	
Light material			2	0	0		
Brgy. 184		Concrete	0	1	0	11	
		Semi-concrete	6	0	0		
		Light material	4	0	0		
Brgy. 185		Concrete	0	0	0	13	
		Semi-concrete	0	0	0		
		Light material	13	0	0		
Brgy. 186		Concrete	0	0	0	13	
		Semi-concrete	0	0	0		
		Light material	13	0	0		
Brgy. 204		Concrete	0	0	0	5	
		Semi-concrete	4	0	0		
		Light material	1	0	0		
Brgy. 217 <sup>*2</sup>		Concrete	0	0	0	1	
		Semi-concrete	0	0	1		
		Light material	0	0	0		
Brgy. 241 <sup>*3</sup>	Concrete	0	2	4	6		
	Semi-concrete	0	0	0			
	Light material	0	0	0			
<b>Sub Total</b>		<b>44</b>	<b>3</b>	<b>5</b>	<b>52</b>		
<b>Grand Total</b>			<b>233</b>	<b>57</b>	<b>6</b>	<b>296</b>	

Source: JICA Study Team

Note: 1) Light materials: Wood, bamboo, nipa palm, cardboard, etc.

2) An old PNR Outpost.

3) PNR Tutuban Station and two train sheds. In Tutuban mall, two commercial facilities and one fire station.

### 4.2.3 Affected Improvements

The total number of the affected improvements is summarized in **Table 4.2-3**. There are no affected improvements in Boacue, Marilao, Caloocan and Manila.

**Table 4.2-3 Affected Improvements**

Municipalities and Cities	Affected Barangays	Type of Improvement	Residential	CIBEs	Institutional	Total
Malolos	Catmon	Fence	11	3	0	27
		Gate	10	3	0	
		Others	0	0	0	
	Tikay	Fence	4	0	0	4
		Gate	0	0	0	
		Others	0	0	0	
	<b>Sub Total</b>		<b>25</b>	<b>6</b>	<b>0</b>	<b>31</b>
Guiguinto	Tuktukan	Fence	1	0	0	0
		Gate	0	0	0	
		Others	0	0	0	
	Sta. Cruz	Fence	0	0	0	0
		Gate	0	0	0	
		Others	0	0	0	
	Tabang	Fence	0	1	0	1
		Gate	0	0	0	
		Others	0	0	0	
	<b>Sub Total</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
Balagtas	Burol First	Fence	0	0	0	1
		Gate	0	0	0	
		Others	1	0	0	
		<b>Sub Total</b>		<b>1</b>	<b>0</b>	<b>0</b>
Meycauayan	Malhacan	Fence	2	0	0	2
		Gate	0	0	0	
		Others	0	0	0	
		<b>Sub Total</b>		<b>2</b>	<b>0</b>	<b>0</b>
Valenzuela	Malinta	Fence	1	6	0	7
		Gate	0	0	0	
		Others	0	0	0	
	Dalandan	Fence	0	0	0	0
		Gate	0	0	0	
		Others	0	0	0	
	Viente Reales	Fence	0	2	0	2
		Gate	0	0	0	
		Others	0	0	0	
	<b>Sub Total</b>		<b>1</b>	<b>8</b>	<b>0</b>	<b>9</b>
<b>Grand Total</b>			<b>29</b>	<b>14</b>	<b>0</b>	<b>44</b>

Source: JICA Study Team

#### 4.2.4 Affected Crops and Trees

In Valenzuela depot, there are ISFs who cultivate palay. The cultivated area is about 0.4 ha as shown in **Table 4.2-4**.

**Table 4.2-4 Affected Crops**

Municipalities	Barangays	Rice filed (m <sup>2</sup> )
Valenzuela	Viente Reales (Depot)	4,000

Source: JICA Study Team

The total number of the affected trees is summarized in **Table 4.2-5**. There are no affected trees in Balagtas, Marilao, Bocaue, Meycauayan, Caloocan and Manila.

**Table 4.2-5 Affected Trees**

<b>Municipalities and Cities</b>	<b>Affected Barangays</b>	<b>Trees (Fruit Bearing *1)</b>	<b>Trees (Timber, Non-Fruit Bearing *2)</b>	<b>Plants/ Cash Trees</b>	<b>Total</b>
Malolos	Catmon	25	2	2	29
	Tikay	11	1	2	14
	<b>Sub Total</b>	<b>26</b>	<b>3</b>	<b>4</b>	<b>33</b>
Guiguinto	Tuktukan	0	0	0	0
	Sta. Cruz	0	0	0	0
	Tabang	17	6	3	26
	<b>Sub Total</b>	<b>17</b>	<b>6</b>	<b>3</b>	<b>26</b>
Balagtas	Burol First	0	0	0	0
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Marilao	Ibayo	0	0	0	0
	Saog	0	0	0	0
	Tabing Ilog	0	0	0	0
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Meycauayan	Malhacan	0	0	0	0
	<b>Sub Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Valenzuela	Malinta	84	248	13	345
	Dalandanan	6	0	6	12
	Viente Reales	0	0	0	0
	Depot Area	0	0	0	0
	<b>Sub Total</b>	<b>90</b>	<b>248</b>	<b>19</b>	<b>357</b>
Manila	165	0	0	0	0
	184	0	0	0	0
	185	0	0	0	0
	186	0	0	0	0
	204	0	0	0	0
	217	0	0	0	0
	241	0	0	0	0
	<b>Sub Total</b>	<b>90</b>	<b>248</b>	<b>19</b>	<b>357</b>
<b>GRAND TOTAL</b>		<b>133</b>	<b>257</b>	<b>26</b>	<b>416</b>

Source: JICA Study Team

Note: 1) Fruit bearing trees: Mango, Coconut/Buco, Jackfruit/Langka, Santol, Kamatchile, Duhat, Tamarind/Sampaloc, Aratiles/Manzanita, Guava/Bayabas, Macopa, Kaimito, Avocado, Atis, Casoy/Kasuy

2) Timber, Non-fruit bearing trees: Narra, Acacia, Talisay, Bangkal, Balite

3) Plants, Cash crops: Banana, Papaya, Atsuete, Malunggay, Cassava, Cacao

### 4.3 Household Livelihood Survey

The household livelihood survey for the PAFs was conducted from October 10 to 17, 2013 for Malolos to Caloocan, from December 16 to 21, 2014 in Manila, and from December 27 to 30, 2014 in Caloocan.. The interview survey was conducted together with the census survey using the questionnaire (Annex 3). About 70% of censused PAFs provided the answers to the household livelihood survey from Malolos to Caloocan, while most of PAFs were covered in Manila and Caloocan although the response rates were different in questions ranging from 30% to 90%.

### 4.3.1 Key Profile of Project Affected Households

#### (1) Affected Population by Gender

Of Project Affected Persons (PAPs), 52.1% are male and 47.9% are female as shown in **Table 4.3-1**.

**Table 4.3-1 Affected population by Gender**

Municipalities and Cities	Male	Female	Total
Malolos	35	39	74
Guiguinto	37	36	73
Balagtas	5	7	12
Marilao	99	75	174
Meycauayan	32	37	69
Valenzuela	406	372	778
Caloocan	268	229	497
Manila	214	214	428
<b>Total</b>	<b>1,096</b>	<b>1,009</b>	<b>2,105</b>
Percentage	52.1%	47.9%	100.0%

Source: JICA Study Team

#### (2) Size of Household

The size of the households is shown in **Table 4.3-2**. Majority (60%) of the households have equal to or less than 4 members. The average number of household members of residential including mixed use is about 4.0.

**Table 4.3-2 Size of Household**

Municipalities and Cities	1-2	3-4	5-6	7-8	> 8	TOTAL
Malolos	11	6	3	1	2	23
Guiguinto	6	7	4	0	2	19
Balagtas	3	0	0	0	0	3
Marilao	20	19	8	3	2	52
Meycauayan	5	7	5	0	2	19
Valenzuela	55	95	47	11	6	214
Caloocan	13	33	31	19	7	103
Manila	1	21	23	11	12	68
<b>Total</b>	<b>114</b>	<b>188</b>	<b>121</b>	<b>45</b>	<b>33</b>	<b>501</b>
Percentage	22.8%	37.5%	24.2%	9.0%	6.6%	100.0%

Source: JICA Study Team

#### (3) Age

**Table 4.3-3** shows the age distribution of PAPs. Majority of household members (64.8%) are belonging to the working age between 17 to 60 years old. The elderly over 61 years old is about 7.1%.



**Table 4.3-3 Affected Population by Age**

Municipalities and Cities	0-5	6-16	17-30	31-60	60<	Total
Malolos	2	13	17	25	5	62
Guiguinto	10	13	27	16	3	69
Balagtas	0	0	3	5	2	10
Marilao	26	40	39	44	3	152
Meycauayan	6	13	17	20	4	60
Valenzuela	86	118	194	229	50	677
Caloocan	30	88	183	169	27	497
Manila	35	69	119	161	44	428
<b>Total</b>	<b>195</b>	<b>354</b>	<b>599</b>	<b>669</b>	<b>138</b>	<b>1,955</b>
Percentage	10.0%	18.1%	30.6%	34.2%	7.1%	100.0%

Source: JICA Study Team

#### (4) Educational Attainment

Out of 1,294 PAPs, 33.1% are elementary graduate, 42.5% are high school graduate, and 22.6% are collage graduate as shown in Table 4.3-4.

**Table 4.3-4 Education Attainment of Household Members**

Municipalities and Cities	Pre-Elementary	Elementary	High School	College	Total
Malolos	0	12	9	23	44
Guiguinto	1	14	14	10	39
Balagtas	0	1	0	7	8
Marilao	4	36	17	4	61
Meycauayan	2	13	6	11	32
Valenzuela	17	135	147	101	400
Caloocan	0	134	203	94	431
Manila	0	83	154	42	279
<b>Total</b>	<b>24</b>	<b>428</b>	<b>550</b>	<b>292</b>	<b>1,294</b>
Percentage	1.9%	33.1%	42.5%	22.6%	100.0%

Source: JICA Study Team

#### (5) Length of Stay in Present Place

Of the PAPs, majority (58.7%) live at the current place for less than 10 years, while 41.3% live at the current place for more than 10 years.

**Table 4.3-5 Length of Stay in Present Place**

Municipalities and Cities	< 1 Year	> 1 Year, < 10 Years	> 10 Years	Total
Malolos	0	2	8	10
Guiguinto	0	5	7	12
Balagtas	0	0	2	2
Marilao	5	19	17	41
Meycauayan	3	8	4	15

Valenzuela	11	42	100	153
Caloocan	1	94	8	103
Manila	1	46	21	68
<b>Total</b>	<b>21</b>	<b>216</b>	<b>167</b>	<b>404</b>
Percentage	5.2%	53.5%	41.3%	100.0%

Source: JICA Study Team

#### (6) Reason for Establishing Residence in Present Place

The most common reason for establishing the residence in the present place was “Family Ties” for legal residents, commercial and business owners and also ISFs. “Proximity to Livelihood” was the second common reason to establish the residence in the present area, for PAFs of three categories.

**Table 4.3-6 Reason for Establishing Residence in Present Place**

Reasons	Residential		CIBEs		ISF	
	Number	%	Number	%	Number	%
Proximity to Livelihood	46	22.2	2	15.4	77	23.1
Rent Free	18	8.7	0	0	48	14.4
Affordable Rental Fee	9	4.3	0	0	13	3.9
Family Ties	58	28.0	7	53.8	89	26.7
Near School	14	6.8	1	7.7	14	4.2
Got Married	28	13.5	1	7.7	33	9.9
Awardee	8	3.9	0	0	2	.6
Acquired Right	8	3.9	1	7.7	8	2.4
Emergency Reason	0	0	0	0	2	0.6
No Other Place To Go	10	4.8	1	7.7	47	14.1
Inheritance/Residence Since Birth	8	3.9	0	0	0	0
Total	207	100.0	13	100.0	333	100.0

Source: JICA Study Team

### 4.3.2 Livelihood of Project Affected Households

#### (1) Employment Status and Source of Income of Household Heads

Only 14.3% of the household heads are permanent employed and 31.0% are contractually or temporary employed. About 35% of the household heads are engaged in formal or informal business. 19.6% of the household heads are unemployed at the time of the census survey.

**Table 4.3-7 Employment Status and Source of Income**

Municipalities and Cities	Employed			Business/Self-employed		Unemployed	Total
	Permanent	Contractual	Temporary	Formal	Informal		
Malolos	4	2	1	4	4	8	23
Guiguinto	1	2	5	1	3	7	19
Balagtas	0	0	0	0	0	4	0
Marilao	12	5	14	6	1	6	44
Meycauayan	4	6	6	3	3	0	22
Valenzuela	41	36	42	5	33	69	226

Caloocan	10	3	1	4	85	0	103
Manila	1	30	5	2	24	6	68
<b>Total</b>	<b>73</b>	<b>84</b>	<b>74</b>	<b>25</b>	<b>153</b>	<b>100</b>	<b>509</b>
Percentage	14.3%	16.5%	14.5%	4.9%	30.1%	19.6%	100.0%

Source: JICA Study Team

## (2) Primary Occupation

The households are engaged in a variety of occupations as shown in **Table 4.3-8**. Occupations that do not require much skill such as factory workers (11.4%), driver (7.7%) and carpenter/labor (8.0%) are relatively large number. Also 8.8% are vender and have small business on their own.

**Table 4.3-8 Primary Occupation**

Type of Occupation	Husband	Wife	Members	Total	Percentage (%)
Engineer	1	0	0	1	0.3
Seaman	2	0	0	2	0.5
Office Employee	5	0	0	5	1.3
Driver	26	0	3	29	7.7
Working Abroad	6	1	7	14	3.7
Carpenter/Labor	25	0	5	30	8.0
Agricultural worker	7	0	0	7	1.9
Restaurant Crew	3	6	2	11	2.9
Helper	9	0	0	9	2.4
Barber	0	0	0	0	0.0
Vendor	10	18	5	33	8.8
Sewer/Embroidery	5	4	3	12	3.2
Pensioner	5	0	0	5	1.3
Garbage Collector	2	0	1	3	0.8
Factory Workers	21	10	12	43	11.4
Nurse	0	0	3	3	0.8
Teacher	0	1	0	1	0.3
Cashier	0	1	0	1	0.3
Maid	0	2	0	2	0.5
Laundry	0	4	0	4	1.1
Others	78	30	53	161	42.7
<b>Total</b>	<b>205</b>	<b>77</b>	<b>95</b>	<b>377</b>	<b>100.0</b>

Source: JICA Study Team

## (3) Monthly Income of Household

34.8% of the households has a monthly income of PhP10,000 and below indicating that many are still below the poverty threshold of the NCR, about PhP 10,084 (Philippine Statistics Authority, 2012). Nonetheless, 49.2% of the affected families have a monthly income of more than Php15,000.

**Table 4.3-9 Monthly Income of Household**

Municipalities and Cities	Income Range (PhP)							Total
	<5,000	5,001-10,000	10,001-15,000	15,001-20,000	20,001-30,000	30,001-50,000	>50,001	
Malolos	2	1	4	2	1	3	4	17
Guiguinto	5	1	8	1	0	0	0	15
Balagtas	0	0	0	0	1	1	0	2
Marilao	14	22	3	3	2	1	3	48
Meycauayan	2	5	2	1	4	2	2	18
Valenzuela	28	62	47	17	18	12	17	201
Caloocan	3	12	7	38	25	14	4	103
Manila	3	4	5	8	8	20	20	68
<b>Total</b>	<b>57</b>	<b>107</b>	<b>76</b>	<b>70</b>	<b>59</b>	<b>53</b>	<b>50</b>	<b>472</b>
Percentage	12.1%	22.7%	16.1%	14.8%	12.5%	11.2%	10.6%	100.0%

Source: JICA Study Team

#### (4) Monthly Expenditure of Household

Most of the households (68%) spend less than PhP10,000 and below. This means that majority of PAFs live within the monthly income.

**Table 4.3-10 Monthly Expenditure of Household**

Municipalities and Cities	< 3,000	3,000-5,000	5,000-10,000	10,000-30,000	>30,000	Total
Malolos	1	2	3	5	3	14
Guiguinto	2	3	6	4	0	15
Balagtas	0	0	1	1	0	2
Marilao	11	16	10	4	0	41
Meycauayan	0	0	9	5	1	15
Valenzuela	13	43	63	51	4	174
Caloocan	9	25	30	23	3	90
Manila	6	11	21	16	1	55
<b>Total</b>	<b>42</b>	<b>100</b>	<b>143</b>	<b>109</b>	<b>12</b>	<b>406</b>
Percentage	10.3%	24.6%	35.2%	26.8%	3.0%	100.0%

Source: JICA Study Team

#### (5) Location of Employment and Commutation Cost

About 32% of male household heads work within the same barangay, while about half of male household heads are working outside of the same municipality/city as shown in **Table 4.3-11**.

On the other hand, **Table 4.3-12** shows that about 44% of female household heads work within the same barangay. About two third of female household head are working in the same municipality/city, including the number of women who work within the same municipality/city (22.9%).

**Table 4.3-11 Place of Employment of Male Household Head**

Municipalities and Cities	Within same barangay		Within same municipality or city		Within the same province		Other provinces		Total
	Number	%	Number	%	Number	%	Number	%	
Malolos	0	0	0	0	1	50	1	50	<b>2</b>
Guiguinto	4	57.1	1	14.3	2	28.6	0	0	<b>7</b>
Balagtas	0	0	0	0	0	0	0	0	<b>0</b>
Marilao	5	21.7	5	21.7	1	4.3	12	52.2	<b>23</b>
Meycauayan	3	27.3	4	36.4	1	9.1	3	27.3	<b>11</b>
Valenzuela	2	22.2	0	0	3	33.3	4	44.4	<b>9</b>
Caloocan	0	0	0	0	0	0	0	0	<b>0</b>
Manila	18	50	5	13.9	4	11.1	9	25	<b>36</b>
<b>TOTAL</b>	<b>48</b>	<b>31.8</b>	<b>30</b>	<b>19.9</b>	<b>32</b>	<b>21.2</b>	<b>41</b>	<b>27.2</b>	<b>151</b>

Source: JICA Study Team

**Table 4.3-12 Place of Employment of Female Household Head**

Municipalities and Cities	Within same barangay		Within same municipality or city		Within the same province		Other provinces		Total
	Number	%	Number	%	Number	%	Number	%	
Malolos	0	0	0	0	2	100	0	0	<b>2</b>
Guiguinto	0	0	0	0	0	0	0	0	<b>0</b>
Balagtas	1	33.3	1	33.3	1	33.3	0	0	<b>3</b>
Marilao	1	50	1	50	0	0	0	0	<b>2</b>
Meycauayan	4	50	3	37.5	0	0	1	12.5	<b>8</b>
Valenzuela	0	0	0	0	2	100	0	0	<b>2</b>
Caloocan	0	0	0	0	0	0	0	0	<b>0</b>
Manila	7	77.8	0	0	0	0	2	22.2	<b>9</b>
<b>Total</b>	<b>21</b>	<b>43.8</b>	<b>11</b>	<b>22.9</b>	<b>12</b>	<b>25</b>	<b>4</b>	<b>8.3</b>	<b>48</b>

Source: JICA Study Team

The daily average costs to commute to the work place are summarized in **Table 4.3-13**. The daily average cost is PhP 51.70 for male household heads and PhP 42.00 for female household heads. In general, the average commutation costs of female household heads are lower than that of the male household heads. This is because female household heads commute to within the same municipality/city, while male household heads commute to outside the municipality/city.

**Table 4.3-13 Average Daily Commutation Cost (PhP)**

Municipalities and Cities	Male Household Head	Female Household Head
Malolos	50.00	50.00
Guiguinto	43.00	45.00
Balagtas	-	-
Marilao	120.21	-
Meycauayan	33.17	31.00
Valenzuela	47.00	-

Caloocan	-	-
Manila	53.61	25.00
<b>Average</b>	<b>51.70</b>	<b>42.00</b>

Source: JICA Study Team

The usage of mutual aid services to care for their children was also surveyed through the interview survey and during the stakeholder meetings. There are few PAFs who utilize mutual aid services while they at work. Some female households answered that they are leaving their children to relatives (e.g. grandparents). Usage of day care centers or seeking support of homeowner associations in the barangays might not be opted for the ISFs.

#### 4.4 Social Vulnerable Persons

##### 4.4.1 Gender of Household Head

Of all the household heads, 78.3% are men and 21.7% are women. Caloocan recorded the highest percentage of female headed household.

**Table 4.4-1 Gender of Household Heads**

Municipalities and Cities	Male	Female	Total
Malolos	16	5	21
Guiguinto	17	2	19
Balagtas	3	1	4
Marilao	51	1	52
Meycauayan	16	2	18
Valenzuela	208	26	234
Caloocan	57	46	103
Manila	38	30	68
<b>Total</b>	<b>406</b>	<b>113</b>	<b>519</b>
Percentage	78.2%	21.8%	100.0%

Source: JICA Study Team

##### 4.4.2 Persons Who Need Special Assistance

**Table 4.4-2** shows the PAFs who are considered as vulnerable and need the special assistance during and after relocation.

**Table 4.4-2 Persons Who Need Special Assistance**

Municipalities and Cities	Physical & Mental Disabilities	Need Assistance to Walk	Need Special Medicare	Seriously Ill	Difficulties in Communication	Total
Malolos	1	1	1	2	1	6
Guiguinto	0	0	2	0	0	2
Balagtas	0	0	0	0	0	0
Marilao	2	0	1	3	2	8
Meycauayan	0	0	0	0	0	0

Valenzuela	5	1	9	12	4	31
Caloocan	2	11	9	7	1	30
Manila	0	7	5	2	2	16
<b>Total</b>	<b>10</b>	<b>20</b>	<b>27</b>	<b>26</b>	<b>10</b>	<b>93</b>

Source: JICA Study Team

#### 4.4.3 Vulnerable Groups

The total number of vulnerable groups are summarized in **Table 4.4-3**.

**Table 4.4-3 Vulnerable Groups**

City/ Municipality	Poor <sup>*1</sup>	Elderly <sup>*2</sup>	Women-headed households <sup>*3</sup>	Persons who need special assistance <sup>*4</sup>	Total
Malolos	3	4	5	6	18
Guiguinto	6	2	2	2	12
Balagtas	0	2	1	0	3
Marilao	36	3	1	8	48
Meycauayan	7	2	2	0	11
Valenzuela	90	35	26	31	182
Caloocan	15	27	46	30	118
Manila	16	44	36	16	112
<b>Total</b>	<b>173</b>	<b>119</b>	<b>119</b>	<b>93</b>	<b>504</b>

Source: JICA Study Team

Note: 1) PAFs who have a total family income below the poverty threshold of Php10,000 (Table 4.3-9),

2) PAFs who are over 60 years old (Table 4.3-3),

3) PAFs who are headed by a woman (Table 4.4-1),

4) A PAFs who need special assistance, such as persons with physical and mental disabilities, who needs assistance to walk, who needs special medical care, who have serious illness, who have difficulties in communication (Table 4.4-2).

#### 4.5 Awareness of the Project and Relocation Preference

The perception survey on the NSCR project for the PAFs was conducted from October 10 to 17, 2013 for Malolos to Caloocan, from December 16 to 21, 2014 for Manila and and from December 27 to 30, 2014 in Caloocan. The interview survey was conducted together with the census survey using the questionnaire (Annex 3). About 50% of censused PAFs provided the answers to the preception survey from Malolos to Caloocan, while most of PAFs were covered in Manila and Caloocan although the response rates were different in questions ranging from 40% to 70%.

Awareness and Acceptance of the NSCR Project

##### (1) Awareness of the NSCR Project

According to the answered PAFs, majority (72.6%) have an awareness of the NSCR project as shown in **Table 4.5-1**. This is because this is not new to them. They knew it through the Northrail Project some years ago.

**Table 4.5-1 Awareness of the NSCR Project**

Municipalities and	Yes	No	TOTAL
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Cities	Number	%	Number	%	Number	%
Malolos	8	66.7	4	33.3	12	2.9
Guiguinto	7	58.3	5	41.7	12	2.9
Balagtas	1	100	0	0.0	1	0.2
Marilao	26	65.0	14	35.0	40	9.5
Meycauayan	12	80.0	3	20.0	15	3.6
Valenzuela	118	69.8	51	30.2	169	40.2
Caloocan	91	88.3	12	11.7	103	24.5
Manila	42	61.8	26	38.2	68	16.2
Total	305	72.6	115	27.4	420	100.0

Source: JICA Study Team

## (2) Acceptance of the NSCR Project

Most (81.8%) of the PAFs accept the NSCR project as shown in **Table 4.5-2**. There is no single city/municipality where the dominant answer is negative. Among the affected cities and municipalities where majority are ISFs, the responses are still positive.

**Table 4.5-2 Acceptance of the NSCR Project**

Municipalities and Cities	Yes		No		TOTAL	
	Number	%	Number	%	Number	%
Malolos	11	91.7	1	8.3	12	2.9
Guiguinto	11	78.6	3	21.4	14	3.4
Balagtas	1	100.0	0	0	1	0.2
Marilao	33	86.8	5	13.2	38	9.1
Meycauayan	15	100.0	0	0	15	3.6
Valenzuela	149	89.8	17	10.2	166	39.8
Caloocan	79	76.7	24	23.3	103	24.7
Manila	42	61.8	26	38.2	68	16.3
<b>Total</b>	<b>341</b>	<b>81.8</b>	<b>76</b>	<b>18.2</b>	<b>417</b>	<b>100.0</b>

Source: JICA Study Team

## (3) Willingness to Relocate

Based on the interview results of both ISFs and non ISFs, most (82%) of PAFs are willing to be relocated as shown in **Table 4.5-3**.

**Table 4.5-3 Willingness of Relocation**

Municipalities and Cities	Yes		No		TOTAL	
	Number	%	Number	%	Number	%
Malolos	4	57.1	3	42.9	7	1.9
Guiguinto	6	60	4	40.0	10	2.7
Balagtas	0	0	0	0	0	0
Marilao	33	100.0	0	0	33	8.8
Meycauayan	11	100.0	0	0	11	2.9
Valenzuela	120	82.8	25	17.2	145	38.5
Caloocan	94	91.3	9	8.7	103	27.3
Manila	41	60.3	27	39.7	68	18.0
<b>Total</b>	<b>309</b>	<b>82.0</b>	<b>68</b>	<b>19.6</b>	<b>403</b>	<b>100.0</b>

Source: JICA Study Team



#### 4.5.2 Preference on Relocation Sites

According to the result of interview with the affected ISFs, two third of ISFs prefer the relocation package option as shown in **Table 4.5-4**.

According to **Table 4.5-5**, majority (62.1%) of PAFs prefer to be relocated within the same barangay, 13.4% of PAFs prefer to be relocated to near the barangay, and 17.7% prefer in the same municipality/city.

**Table 4.5-4 Preference for Relocation Package or Cash Compensation**

Municipalities and Cities	Relocation Package		Cash Compensation		Total
	Number	%	Number	%	
Malolos	0	0	0	0	0
Guiguinto	5	55.6	4	44.4	9
Balagtas	0	0	0	0	0
Marilao	30	90.9	3	9.1	33
Meycauayan	0	0	0	0	0
Valenzuela	54	59.3	37	40.7	91
Caloocan	58	70.7	24	29.3	82
Manila	35	79.3	9	20.5	44
<b>Total</b>	<b>182</b>	<b>70.3%</b>	<b>77</b>	<b>29.7%</b>	<b>259</b>

Source: JICA Study Team

Note: 1) No affected ISFs in Balagtas, Bocaue and Meycauayan.

**Table 4.5-5 Preference for Possible Relocation Site**

Municipalities and Cities	Within Brgy.		Near Brgy.		Within Municipality		Specific Place		TOTAL	
	Number	%	Number	%	Number	%	Number	%	Number	%
Malolos	0	0	0	0	0	0	0	0	0	0
Guiguinto	2	33.3	3	50.0	1	16.7	0	0	6	2.2
Balagtas	0	0	0	0	0	0	0	0	0	0
Marilao	23	65.7	5	14.3	3	8.6	4	11.4	35	12.6
Meycauayan	7	58.3	1	8.3	4	33.3	0	0	12	4.3
Valenzuela	85	66.9	22	17.3	19	15.0	1	0.8	127	45.8
Caloocan	20	62.5	6	18.8	4	12.5	2	6.3	32	11.6
Manila	35	53.8	0	0	18	27.7	12	18.5	65	23.5
<b>Total</b>	<b>172</b>	<b>62.1</b>	<b>37</b>	<b>13.4</b>	<b>49</b>	<b>17.7</b>	<b>19</b>	<b>6.9</b>	<b>277</b>	<b>100.0%</b>

Source: JICA Study Team

Based on the result of the interview with the ISFs, the three most common factors in choosing the relocation site are “Proximity to current job/source of income”, “Proximity to market place”, and “Proximity to basic social services” as shown in **Table 4.5-6**.

**Table 4.5-6 Factors Considered in Choosing Relocation Sites**

Municipalities and Cities	Proximity to current area of residence	Proximity to current Job/Source of income	Access and proximity to basic social services	Proximity to market place	Access and proximity to mode of transportation	Total
Malolos	0	0	0	0	0	0

Municipalities and Cities	Proximity to current area of residence	Proximity to current Job/Source of income	Access and proximity to basic social services	Proximity to market place	Access and proximity to mode of transportation	Total
Guiguinto	2	5	2	2	2	13
Balagtas	0	0	0	0	0	0
Marilao	8	7	8	9	1	33
Meycauayan	0	0	0	0	0	0
Valenzuela	14	18	18	18	10	78
Caloocan	0	20	0	12	0	32
Manila	9	11	20	11	8	59
<b>Total</b>	<b>33</b>	<b>61</b>	<b>48</b>	<b>52</b>	<b>21</b>	<b>215</b>
Percentage	15.3	28.4	22.3	24.2	9.8	100.0

Source: JICA Study Team

Note: 1) No affected ISFs in Balagtas, Bocaue and Meycauayan.

#### 4.5.3 Desired Basic Services and Facilities in Relocation Site

Market is the most desired facility (24.5%) in relocation sites followed by school (19.2%) and public hospital (18.2%). However, it must be noted that 32 of the respondents are vendors in Caloocan with affected business structures (stalls) only and not residential structures. If the analysis will be focused on those with affected residential structures only, school will be the most desired service/facility in a relocation site, followed by market and public hospital.

**Table 4.5-7 Most Desired Services and Facilities in Relocation Site**

Municipalities and Cities	Health Centre	Private Clinic	Public Hospital	Police Outpost	Livelihood Centre	Market	School
Malolos	0	0	0	0	0	0	0
Guiguinto	3	0	1	1	2	2	0
Balagtas	0	0	0	0	0	0	0
Marilao	15	1	8	3	8	9	17
Meycauayan	6	0	1	3	4	3	8
Valenzuela	40	15	49	6	35	45	42
Caloocan	0	0	0	0	0	32	0
Manila	28	11	45	14	23	49	43
<b>Total</b>	<b>92</b>	<b>27</b>	<b>104</b>	<b>27</b>	<b>72</b>	<b>140</b>	<b>110</b>
Percentage %	16.1	4.7	18.2	4.7	12.6	24.5	19.2

Source: JICA Study Team

#### 4.5.4 Types of Assistance Wished By Affected Households

Of the 404 surveyed households, 382 responded to the questions on the types of assistance they preferred, whether employment (jobs), business capitalization, and or livelihood training. Of the three types of assistance, Business Capital (59.2%) was the most preferred. Second is Employment (24.1%), and last is Livelihood Training (9.9%).

**Table 4.5-8 Livelihood Rehabilitation Measures**

Municipalities and Cities	Job Employment		Business Capital/Funds		Livelihood Program		Others		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
Malolos	0	0	3	50.0	2	33.3	1	16.7	6	1.6
Guiguinto	1	12.5	4	50.0	1	12.5	2	25.0	8	2.1
Balagtas	0	0	2	100	0	0	0	0	2	0.5
Marilao	12	32.4	21	56.8	3	8.1	1	2.7	37	9.7
Meycauayan	8	47.1	7	41.2	2	11.8	0	0	17	4.5
Valenzuela	31	22.0	98	69.5	10	7.1	2	1.4	141	36.9
Caloocan	15	14.6	60	58.3	11	10.7	17	16.5	103	27.0
Manila	25	36.8	31	45.6	9	13.2	3	4.4	68	17.8
<b>Total</b>	<b>92</b>	<b>24.1</b>	<b>226</b>	<b>59.2</b>	<b>38</b>	<b>9.9</b>	<b>26</b>	<b>6.8</b>	<b>382</b>	<b>100.0</b>

Source: JICA Study Team

#### 4.5.5 Results of Perception Survey

The main opinions and views of respondents are summarized below. These opinions are reflected in the entitlement matrix and selection of the relocation site.

- For the ISFs, in-city relocation sites should be provided if possible;
- For the ISFs, in addition to resettlement package option, provide the cash compensation option to go back to their place of origin; and,
- Assist the PAFs who will have to start or restart their business to access to the business capital loans with low interest rates.

## CHAPTER 5 LEGAL FRAMEWORK

### 5.1 Legal Framework in the Philippines

The main laws and regulations on the land acquisition and involuntary resettlement in the Philippines are summarized in **Table 5.1-1**.

**Table 5.1-1 Relevant Laws on Land Acquisition and Involuntary Resettlement  
in the Philippines**

Laws	Provisions
The Philippine Constitution of 1987	<ul style="list-style-type: none"> <li>• Private property shall not be taken for public use without just compensation. (Article III, Bill of Rights, Section 9)</li> <li>• Urban or rural poor dwellers shall not be evicted nor their dwelling demolished, except in accordance with law and in a just and humane manner. No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated. (Article XIII, Urban Land Reform and Hosing, Section 10)</li> </ul>
Republic Act No. 7160 <i>(Local Government Code of 1991)</i>	<ul style="list-style-type: none"> <li>• The power of eminent domain by the local government unit may not be exercised unless a valid and definite offer has been previously made to the owner, and such offer was not accepted.</li> </ul>
Republic Act No. 7279 <i>(Urban Development and Housing Act of 1992)</i>	<ul style="list-style-type: none"> <li>• The mandate of this Act is to uplift the conditions of the underprivileged and homeless citizens in urban areas and in resettlement areas by making available to them decent housing at affordable cost, basic services, and employment opportunities.</li> <li>• Socialized housing or resettlement areas shall be provided by the LGUs or the National Housing Authority (NHA) in cooperation with the private developers and concerned agencies with the basic services and facilities.</li> </ul>
Republic Act No. 8974 <i>(An Act to Facilitate the Acquisition of Right-of-Way [2000])</i>	<ul style="list-style-type: none"> <li>• This Act establishes a uniform basis for determining just compensation for immediate possession of the property involved in eminent domain proceedings. Whenever it is necessary to acquire real property for the ROW or location for any national government infrastructure project through expropriation, the appropriate implementing agency shall conduct mainly monetary compensation for land acquisition from the legitimate owners.</li> <li>• The government through the NHA, in coordination with the LGUs and implementing agencies concerned, shall establish and develop squatter relocation sites, including the provision of adequate utilities and services such as water, electricity, sanitation and transportation.</li> </ul>
Indigenous Peoples' Rights Act (IPRA) of 1997	<ul style="list-style-type: none"> <li>• The IPRA sets conditions, requirements, and safeguards for plans, programs, and projects affecting Indigenous Peoples. It spells out and protects the rights of Indigenous Peoples.</li> </ul>
Executive Order (EO) No.1035, 1985	<ul style="list-style-type: none"> <li>• EO 1035 provides the procedures and guidelines for the expeditious acquisition by the government of private real properties or rights thereon for infrastructure and other government development projects.</li> <li>• Financial assistance to displaced tenants, cultural minorities and settlers equivalent to the average annual gross for the last 3 years and not less than PHP 15,000 per ha.</li> </ul>

**5.2 JICA Policies on Involuntary Resettlement**

The key principle of JICA policies on involuntary resettlement is summarized below:

1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.
2. When population displacement is unavoidable, effective measures to minimize the impact and to compensate for losses should be taken.
3. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.
4. Compensation must be based on the full replacement cost<sup>1</sup> as much as possible.
5. Compensation and other kinds of assistance must be provided prior to displacement.
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. It is desirable that the resettlement action plan include elements laid out in the World Bank Safeguard Policy, OP 4.12, Annex A.
7. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.
8. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.
9. Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.

The above principle is complemented by the World Bank OP 4.12, since it is stated in the JICA Guidelines that “JICA confirms that projects do not deviate significantly from the World Bank’s Safeguard Policies.” Additional key principles based on World Bank OP 4.12 are as follows.

<sup>1</sup> Full replacement cost		
Land	Agricultural Land	The pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.
	Land in Urban Areas	The pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
Structure	Houses and Other Structures	The market cost of the materials to build a replacement structure with an area and quality similar or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors’ fees, plus the cost of any registration and transfer taxes.

Source: World Bank OP 4.12

10. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers and others who wish to take advantage of such benefits.
11. Eligibility of Benefits include, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying.
12. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.
13. Provide support for the transition period (between displacement and livelihood restoration).
14. Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc.
15. For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared.

### **5.3 Gaps between Philippines' Legal Framework and JICA Guidelines/WB Safeguard Policies on Involuntary Resettlement**

A comparison of the Philippine's legal framework and JICA Guidelines/WB Safeguard Policies on involuntary resettlement and compensation was undertaken. Some gaps are observed as shown in **Table 5.3-1**. Therefore appropriate project policies to fill in the gaps are also proposed in **Table 5.3-1**.

**Table 5.3-1 Comparison between JICA Guideline and Legal Framework in the Philippines on Involuntary Resettlement**

<b>JICA Guidelines</b>	<b>Laws of the Philippines</b>	<b>Comparison/Gaps</b>	<b>Project Policy to bridge the Gaps</b>
1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.	No person shall be deprived of life, liberty, or property without due process of law, nor shall any person be denied the equal protection of the laws (Constitution of the Republic of the Philippines, Article III, Section 1).	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	The project shall explore various alternatives and select the most viable option where involuntary resettlement is minimized, while optimizing the railway alignment.
2. When population displacement is unavoidable, effective measures to minimize the	Private property shall not be taken for public use without just compensation. (1987 Constitution of the	There is no directly corresponding provision in laws of the Philippines, but no	The RAP will be prepared which will evaluate the impacts of the project to the PAPs and formulate

<b>JICA Guidelines</b>	<b>Laws of the Philippines</b>	<b>Comparison/Gaps</b>	<b>Project Policy to bridge the Gaps</b>
impact and to compensate for losses should be taken.	Republic of the Philippines, Article II. Section 9)	significant deviation is observed in the Philippines' policies.	the compensation and entitlements for the losses incurred in terms of land, structures, improvements and crops and trees.
3. People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.	Monetary compensation is provided for the PAPs who have legal rights to land and structures (RA 8974). For informal settlers, relocation site and socialized housing program is developed by the National Housing Authority (NHA) and LGUs (RA 7279).	In the Philippine laws mentioned, there are no specific laws and guidelines which stipulate compensation for loss of income.	Based on the results of socio-economic surveys, the Income Restoration and Livelihood Development Program are considered in the RAP. For informal settlers, relocation site and socialized housing program is developed (RA 7279).
4. Compensation must be based on the full replacement cost as much as possible.	If the mode of acquisition is through a negotiated sale, the first offer shall be the zonal value of the particular land where the property is located, as determined by the BIR. If the owner rejects the first offer, the implementing agency shall renegotiate within the fair market values (RA 8974). Sec 10 of IRR of RA 8974 provides that the "valuation of improvements and/or structures" shall be determined using the Replacement Cost Method.	The BIR zonal valuation is determined based on the past records of land sales and so differs from the full replacement cost.  Replacement cost in IRR of RA 8974 is for improvements and/or structures, but not for land.	The Project Policy on compensation is based on the full replacement cost for land, structures and other improvements in line with JICA guidelines.
5. Compensation and other kinds of assistance must be provided prior to displacement.	EO No.1035, 1985 requires that payments must be made at the time of relocation.	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines' policies.	All compensation, entitlements and assistance shall be provided to PAPs before the start of the project, and before displacement.
6. For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and	No specific law, but in practice relocation plans are preferred by the government. For instance, NEDA ICC Policy requires that "The	The NEDA ICC does not require the RAP to be made available to public.	The draft RAP is prepared for this project and shall be accessible to public.

<b>JICA Guidelines</b>	<b>Laws of the Philippines</b>	<b>Comparison/Gaps</b>	<b>Project Policy to bridge the Gaps</b>
made available to the public.	proponent agencies should design and submit the right-of-way (ROW) acquisition plan and resettlement action plan.		
7. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	IRR of RA7279 requires an ample consultation for affected people. Constitution Article XIII Sec. 10: No resettlement of urban or rural dwellers shall be undertaken without adequate consultations with them and the communities where they are to be relocated.	In practice, conducted consultations are not ample enough and not cleared which comes first, is it resettlement plan or the consultation. Also, in practice, PAPs were just informed of the plan.	The consultation meetings are held for stakeholders and PAPs. Their opinions and comments are reflected in the RAP.
8. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people.	DENR Administrative Order No. 96-37 (To Further Strengthen the Implementation of the Environmental Impact Statement System), requires under Section 2 that “All information about the proposed project or undertaking shall be presented by the proponent to the public in a language and manner that are easily understood.	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines’ policies.	When the consultations are held, explanations and open forum are provided in Filipino, the national language.
9. Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.	RA 7279 Sec. 23 requires LGUs in coordination with Presidential Commission for the Urban Poor (PCUP) and concerned government agencies, to enable program beneficiaries “to be heard and to participate in the decision-making process over matters involving the protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms.”	There is no directly corresponding provision in laws of the Philippines, but no significant deviation is observed in the Philippines’ policies.	Consultations with PAPs are held during the preparation of the RAP, and appropriate participation of the PAPs is proposed in the internal and external monitoring mechanism. Increase people’s participation in LIAC through their respective people’s organizations.
10. Appropriate and accessible grievance mechanisms must be	There is neither established law nor procedures requiring the establishment of a	There are no specific laws and guidelines which stipulate the	The representatives of PAPs and NGOs are to be included in the



<b>JICA Guidelines</b>	<b>Laws of the Philippines</b>	<b>Comparison/Gaps</b>	<b>Project Policy to bridge the Gaps</b>
established for the affected people and their communities.	grievance mechanism.	grievance redress mechanisms in the Philippines.	organization of grievance redress mechanisms in the RAP through a body (LIAC).
11. Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits (WB OP 4.12 Para. 6).	There is an established provision under RA 7279 and its IRR where LGUs must conduct inventory of their ISFs. The conduct of survey and tagging are established practice by the Urban Poor Affair Office (UPAO).	No significant deviation is observed in the Philippines' regulations and policies.	The socioeconomic surveys are conducted for the affected areas in this study to prepare the draft RAP. The cut-off date is set on the beginning date of the census and tagging.
12. Eligibility of Benefits include, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying (WB OP 4.12 Para. 6).	Under RA 7279, informal settlers: To qualify for the socialized housing program, a beneficiary: (a) Must be a Filipino citizen; (b) Must be an underprivileged and homeless citizen (c) Must not own any real property whether in the urban or rural areas; and (d) Must not be a professional squatter or a member of squatting syndicates (RA 7279).	There are the eligibility criteria for socialized housing program beneficiaries. Professional squatters and squatting syndicates are not eligible for compensation.	Based on the results of socio-economic surveys, the entitlement matrix is proposed for both legal asset owners and informal settlers.
13. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.	A property needed for exchange with other government property near the project site (RA 8974 IRR Section 6).	Although RA refers to exchange with the government property, there is often no such property near the project site.	Exchange of lands is to be included in the compensation options.
14. Provide support for the transition period (between displacement	RA 7279 Section 28 says that relocation is not possible within the said period (45	There are no specific laws and guidelines which mention the	This transitional support will be indicated in the RAP and implemented by

JICA Guidelines	Laws of the Philippines	Comparison/Gaps	Project Policy to bridge the Gaps
and livelihood restoration) (WB OP 4.12 Para. 6).	days), financial assistance in the amount equivalent to the prevailing minimum daily wage multiplied by sixty (60) days shall be extended to the affected families by the local government unit concerned.	transition period. RA 7279 is not clear on the nature of this “transition” support.	a body, such as LIAC.
15. Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc. (WB OP 4.12 Para. 6).	<p>RA 8972 provides benefits and privileges to solo parents and their children (solo parents include unmarried mother/ father, widow/widower, abandoned /separated). Under this law, they are given allocation in housing projects with liberal payment terms (Sec. 10), medical assistance (Sec. 11) and educational scholarship benefits (Sec. 9).</p> <p>RA 7279, for informal settlers below the poverty line and landless, requires preparation of relocation sites.</p> <p>Other related laws of the Philippines address needs of vulnerable groups:</p> <ul style="list-style-type: none"> <li>• RA 8425 (Social Reform and Poverty Alleviation Program Act)</li> <li>• RA 9710 (Magna Carta of Women)</li> <li>• RA 8371 (Indigenous Peoples Rights Act)</li> <li>• RA 7277 (Magna Carta for Disabled Persons)</li> </ul>	There is no gap.	The RAP must identify “vulnerable groups” who will be affected by the project and establish the nature of its support and shall be implemented by a body, such as LIAC.

Source: JICA Study Team

## CHAPTER 6 PROJECT RESETTLEMENT POLICY

### 6.1 Fundamental Project Policy

- I. The Government of the Philippines will adopt the Project Resettlement Policy (the Project Policy) for the NSCR project specifically because existing national laws and regulations have some gaps with the international practice, including JICA's policy. The Project Policy is aimed at filling-in any gaps in order to help ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition.

This section discusses the principles of the Project Policy and the entitlements of the PAPs based on the type and degree of their losses.

Where there are gaps between the Philippines' legal framework for resettlement and JICA's policy on involuntary resettlement, practicable mutually agreeable approaches will be designed consistent with the Philippine Government practices and JICA's policy.

- II. Land acquisition and involuntary resettlement will be avoided where feasible, or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
- III. Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.
- IV. Compensation and rehabilitation support will be provided to any PAPs, that is any person or household or business which on account project implementation would have his, her their;
  - Standard of living adversely affected;
  - Right, title or interest in any house, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently;
  - Income earning opportunities business, occupation, work or place of residence or habitat adversely affected temporarily or permanently;
  - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
- V. All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets (IOL), are entitled to compensation for their lost assets (land and/or non-land assets), at

replacement cost, if available and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.

- VI. PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land structures will be agreed during the resettlement planning process.
- VII. People temporarily affected are to be considered PAPs and resettlement plans address issue of temporary acquisition.
- VIII. Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
- IX. The resettlement plans will be designed in accordance with Philippines' National Involuntary Resettlement Policy and JICA's policy on involuntary Resettlement.
- X. The Resettlement Plan will be translated into the local language and disclosed for the reference of PAPs as well as other interested groups.
- XI. Payment for land and/or non-land assets will be based on the principle of replacement cost.
- XII. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal titles. If replacement land is not available, other strategies may be built around opportunities for re-training, skill development, wage employment, or self-employment, including access to credit. Solely cash compensation will be avoided as an option if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.
- XIII. Replacement lands, if the preferred option of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential. As a second option, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
- XIV. Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take form of short-term jobs, subsistence support, salary maintenance, or similar to those available in the lands affected.
- XV. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to

help them improve their socio-economic status.

- XVI. PAPs will be involved in the process of developing and implementing resettlement plans.
- XVII. PAPs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.
- XVIII. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation, other entitlements and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the government.
- XIX. Displacement does not occur before provision of compensation and other assistance required for relocation. Sufficient civic infrastructure must be provided in the resettlement site prior to relocation. Acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs, will be completed prior to any construction activities, except when a court of law orders so in expropriation cases. (Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be on-going activities.)
- XX. Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
- XXI. Appropriate reporting (including auditing and redress functions,) monitoring and evaluation mechanism, will be identified and set in place as part of the resettlement management system. An external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified NGOs, research institutions or universities.

## 6.2 Cut-off Date of Eligibility

The cut-off date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements.

In the Project, the cut-off dates were set as the beginning date of the census and tagging conducted for each municipalities/cities as shown in **Table 6.2-1**.

**Table 6.2-1 Cut-off Date of Eligibility**

Cities and Municipalities	Census and Tagging (Cut-off Dates)	First Round Public Consultations*
Malolos	October 10, 2013	October 7, 2013,
Guiguinto	October 11, 2013	Hiyas Convention Center, Malolos, Bulacan
Balagtas	October 13, 2013	
Bocaue	October 14, 2013	October 8, 2013,

Cities and Municipalities	Census and Tagging (Cut-off Dates)	First Round Public Consultations*
Marilao	October 15, 2013	Marilao Convention Center, Marilao, Bulacan
Valenzuela	October 17, 2013	
Meycauayan	October 17, 2013	October 9, 2013
Malabon	NA	AVR B, Legislative Building, Municipality of Valenzuela City
Manila (Brgys 165, 184, 185, 186, 204, 217)	December 16, 2014	December 13, 2014, Barangay Halls of 186 and 204 City of Manila
Caloocan (Brgys 15, 63)	December 22, 2014	December 20, 2014, Barangay Hall, Barangay 15 , Caloocan City
Manila (Tutban Mall & Staion)	March 4, 2015	March 3, 2015, Tutuban Prime Block, City of Manila

Source: JICA Study Team

\* Cut-off Dates were announced during the consultations.

NA – Not Applicable. No affected structures and people in these areas.

This date has been disclosed to each affected barangay by the relevant local governments and the barangays have in turn disclosed to their populations. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of Project entitlements.

### 6.3 Principle of Replacement Cost

All compensation for land and non-land assets owned by households/shop owners who meet the cut-off date will be based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace affected asset without depreciation and without deduction for taxes and/or costs of transaction as follows:

- (a) For agricultural land, it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.
- (b) For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
- (c) For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes.
- (d) Annual crops equivalent to current market value crops at the time of compensation;
- (e) For perennial crops, cash compensation at replacement cost that should be in line with local

government regulations if available, is equivalent to current market value given the type and age at the time of compensation.

- (f) For timber trees, cash compensation at replacement cost that should be in the line with local government regulations, if available, will be equivalent to current market value of each type, age and relevant productive value at the time of compensation based on the diameter at breast height of each tree.

## **6.4 Eligibility and Project Impacts**

Eligibility defines the PAPs who are covered by compensation and other entitlements / resettlement assistance. The project-related land acquisition will result in the physical displacement of people as well as their economic displacement whether these are based on legitimate or informal occupation of lands including those who have no land title or tax declaration or other acceptable proof of ownerships and shanty dwellers.

### **6.4.1 Criteria for Eligibility**

A Project Affected Person (PAP) is defined as any person or persons, household, firm or private of public institution who, on account of the involuntary acquisition of assets would have their rights, title or interest in all or any part of the house, land (whether residential, agricultural, commercial, industrial or institutional), annual or perennial crops and trees, or any other fixed or movable asset acquired or possessed, in full or in part, permanently or temporarily, and who might suffer income or business loss as a consequence thereof. In particular, a Project Affected Family (PAF) is used when the PAP indicates an affected family/household.

Eligible PAPs may fall under the following categories:

- (a) Land owners (residential, agricultural, commercial, industrial and institutional):
- Those who have a full title such as Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) or other acceptable proof of ownership (e.g., Tax Declaration)
  - Those who are covered by customary law, e.g., Holders of Certificate of Land Ownership Award (CLOA) granted under the Comprehensive Agrarian Reform Act (RA6657); Holders of free or homestead patents and CLOA under Commonwealth Act (CA141: Public Land Act)
- (b) Structure owners (residential, mixed use<sup>2</sup>, commercial and industrial and institutional):
- Owners of structures who also own the land where the structure is located in;
  - Owners of structures who do not own the land where the structure is located in, but have the written permission (lease or rental contract) of the landowner to use the land;
- (c) Absentee structure owners:
- Owners of structures who also own the land where the structure is located in but do not

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<sup>2</sup> Mixed use: the structure is mainly used for residential but some parts are used for commercial

dwelling in the structure and offer it for rent.

(d) Renters:

- Renters of residential structures who have the written permission (lease or rental contract) of the structure owners to use them.

(e) Informal Settler Families (ISFs):

- Individuals or groups/households who occupy a portion of the public or private lands without the express consent of the landowner, that is, have no recognizable title or other acceptable proof of ownership.
- This shall include those who live in makeshift dwelling units and do not enjoy security of tenure. ISFs are considered the owners of structures (r residential and CIBEs), including shanty dwellers, who do not own the land where the structure is located in, and do not have the permission of the landowner to use the land.

(f) Small shops

Those who sell their goods in small spaces which are in their dwelling place, or ancillary to their dwelling place, such as sari-sari stores, food stalls, repair shops (car repair, appliance repair, cellphone repair, etc.), dress shops, tailor shops, beauty parlors, etc. These businesses would normally earn from up to 10,000 pesos monthly, and may employ 1 (in the case of sari-sari store, usually a member of the household), or 2 to 3 people (in the case of food stalls or repair shops, who do the repairs work of appliances or cars; or seamstress or hairdresser in the case of dress shop and beauty shop), who may or may not be part of the household, They include those businesses that have permits or those without permits from the LGU concerned.

(g) Micro, Small, Medium to Large Business

Any business activity or enterprise engaged in commercial, industry, agribusiness and/or services, whether single proprietorship, cooperative, partnership or corporation whose total assets, inclusive of those arising from loans but exclusive of the land on which the particular business entity's office, plant and equipment are situated; must have value falling under the following categories shown in the table below.

**Table 6.4-1 Categories of Business Activity**

Enterprise	Asset Size	Number of Employees
Micro	Up to Php 3,000,000	1-9 employees
Small	Php 3,000,001 – Php 15,000,000	10-99 employees
Medium	Php 15,000,001 – Php 100,000,000	100-199 employees
Large	Above Php 100,000,000	Over 200 employees

*Source: Department of Trade and Industry*

(h) Vendors

Those who sell their goods in street pavements, sidewalks or public / private open space, with or without temporary enclosures. They may be stationary, using tables to display their



goods for sale, or mobile, using carts or mobile means for displaying their goods for sale. These may include those with or without permits from concerned LGUs.

(i) Commercial Stall Tenants

Those who pay monthly rent to the building owner for the use and occupation of a commercial stall in a commercial building or mall, to be able to sell their goods in the said stall.

(j) Workers employed with the commercial and industrial establishment

Workers are regular, contracted or casual employees of affected commercial (including small shops, micro, small and medium to large business, vendors and commercial stall tenants) or industrial establishments, who will be displaced once the said affected establishments are relocated.

(k) Vulnerable Groups:

Vulnerable groups in this RAP consist of the poor, the elderly, women headed household, and persons who need special assistance.

- Poor:
  - Those PAFs who have a total family income below the poverty threshold (to meet both the family's basic food and non-food needs). The poverty threshold is determined by the National Statistical Coordination Board as Php10,000 per month.
- Elderly:
  - A PAP who is over 60 years old.
- Women headed household
  - A PAF who is headed by a woman.
- Persons who need special assistance:
  - A PAPs who need special assistance, such as persons with physical and mental disabilities, who needs assistance to walk, who needs special medical care, who have serious illness, who have difficulties in communication.

## 6.4.2 Project Impacts

PAPs will be compensated in accordance with the significance of the impact (severe or marginal) on the affected properties. Properties to be acquired may include the entire area, or a portion of the properties.

There are two critical impacts that are expected from the ROW of the project:

- Severe (severely-affected) – for properties (land and structures / improvements) that are acquired for the project covering more than 20%; or if less than 20% but the remaining area is no longer economically viable or will no longer function as intended.
- Marginal (marginally-affected) – for properties (land and structures / improvements) that are

acquired for the project covering less than 20%, and the remaining area is still viable for continued use.

For severely affected properties, the entire land and or structure including improvements, crops and trees shall be compensated at replacement cost.

For marginally affected properties, only the portion affected, including the improvements, crops and trees contained in the affected portions will be compensated at replacement cost.

Regarding the business activities such as commercial and industry, severe (severely-affected) means that the properties acquired for the project are covering more than 20%; or if less than 20% but the remaining portion is no longer economically viable to continue their business. Marginal (marginally-affected) means that the properties that are acquired for the project covering less than 20%, and the remaining area is still viable for continued use.

## **CHAPTER 7 MEASURES OF COMPENSATION AND ASSISTANCE**

The adopted measures of compensation and assistance to all PAPs are based on the JICA Guidelines for Environmental and Social Considerations (2010) and World Bank OP 4.12 and other established and applicable Philippine Laws and similar policies and guidelines, such as the Republic Act No. 8974, otherwise known as An Act to Facilitate the Acquisition of Right-of-Way (2000) and Republic Act No. 7279, also known as the Urban Development and Housing Act of 1992. Also adopted for compensation and assistance is the Land Acquisition, Resettlement, Rehabilitation and Indigenous Peoples' Policy (LARRIP) (3<sup>rd</sup> edition, 2007) of the Department of Public Works and Highways.

### **7.1 Compensation and Entitlements for Affected Assets/Properties**

PAPs are eligible for compensation and entitlements in accordance with the policy and legal framework for land acquisition and resettlement as defined. Determining the PAPs is done in accordance with the census and socio-economic surveys.

Compensation and entitlements per category of assets/properties affected will consist of the following:

#### **(a) Land**

- Legal owners of lands who have full title (like Original Certificate of Title or OCT or Transfer Certificate of Title or TCT), or other acceptable proof of ownership (like Tax Declaration) shall be paid for the loss of land at full replacement cost (free from taxes and transaction cost).
- Holders of free patent, homesteads or Certificate of Land Ownership (CLOA) under Commonwealth Act (CA 141: Public Land Act) will be compensated for structure and improvements only, at full replacement cost (with no deduction for salvaged materials)
- Holders of CLOA granted under the Comprehensive Agrarian Reform Act (RA 6657), shall be compensated pursuant to RA 8974, for land, structure, improvements, crops, trees and perennials at full replacement cost (free from taxes and transaction cost, and no deduction for salvaged materials).

#### **(b) Structure**

- If severely affected, compensation in cash for the whole structure at full replacement cost, with no deduction for salvaged building materials.
- If marginally affected, compensation in cash at full replacement cost, for the affected portion of the structure including replacement cost of restoring the remaining structure, as determined by the concerned Appraisal Committee commissioned by LIAC, with no deduction for salvaged building materials.

- (c) Improvements
  - For improvements such as fences, wells, outdoor toilets, animal enclosures, etc., to be affected by the project, full replacement cost will be based on the current or prevailing market price of materials, labor and transportation cost.
  - Compensation in cash at replacement cost for the affected portion of public structures to government or non-government agencies or to the appropriate LGUs (City/Municipality or Barangay) in case of a donated structure by agencies that constructed the structure
  - Compensation to cover the cost of reconnecting the facilities such as water, power and telephone
- (d) Crops, trees and perennials
  - Cash compensation for perennials of commercial values determined by DENR or the LIAC. PAFs will be given sufficient time to harvest crops on the affected land.
  - Damaged crops are to be compensated at market value at the time of taking, based on the cost of production per hectare, in proportion to the affected area.
  - Fruit bearing trees will be valued based on the assessment of the LGU assessors where the project is located, or current market price surveyed and publicized by DENR, LGU or Department of Agriculture.

## **7.2 Other Types of Assistance / Entitlements**

- (a) Income Loss
  - For loss of business/income, the PAF will be entitled to income rehabilitation assistance not to exceed Php 15,000 for the severely affected structures, if the present means of livelihood is no longer viable and the PAF will have to engage in a new income activity.
  - Cash compensation equivalent to income loss based on the latest copy of the tax record or business permit for the period corresponding to the stoppage of business activities during demolition and reconstruction of their shop but not to exceed one month income. For small shops, microbusiness and vendors with no tax record or business permit, cash compensation will be based on indicated income as respondent to the socio-economic survey of the detailed measurement survey, written in the questionnaire.
  - Wage Earners will receive cash compensation equivalent to one month salary (without loss of seniority and other benefits) as prescribed by Philippine Labor and the Regional Wage Board.
- (b) Rehabilitation Assistance
  - In the form of skills training and other development activities, equivalent to Php 15,000 per family, will be provided in coordination with other government agencies (such as DSWD, TESDA, DTI, DOLE, etc.) and LGUs, if the present means of livelihood is no longer viable and the PAF will have to engage in a new income activity.

(c) Rental Subsidy

- Given to PAFs without sufficient additional land to allow the reconstruction of their lost house under the following circumstances:
  - *Concerned properties are residential use only and are considered severely affected*
  - *Concerned PAFs were physically residing in the affected structure and land at the time of the cut-off date*
  - *Amount to be given will be equivalent to the prevailing average monthly rental for a similar structure of equal type and dimension to the house lost*
  - *Amount to be given for the period between the demolition of dwelling unit and moving to a new house, equivalent to 3 months but not more than Php 15,000.*

(d) Transportation Allowance or Assistance

- If being relocated, PAFs to be provided free transportation to the relocation sites where they will transfer to.

(e) Additional allowance for vulnerable groups (Inconvenience Allowance)

- Affected poor, elderly, disabled, female-headed households whose impacts will induce them to fall on or below the poverty line and deemed that they will be worse off after implementation of the RAP will be provided with an additional allowance in the amount of PhP 10,000.
- For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activities.

### 7.3 Units of Entitlement

The units of entitlement include the following categories:

- Individuals or juridical persons having legal ownership of land and residential / non-residential structures shall be considered as the unit of entitlement of the subject property.
- Residential / non-residential structures of Informal Settlers shall be recognized as the property of the household that is actually residing and/or using the structure at the time of the census.
- Female-headed households are to be equally recognized as a unit of entitlement, similar to male-headed households.
- The unit of entitlement for loss of income from business activities shall be the legally registered owner of the business activities who at the time of the census is operating the business on the land or structure to be acquired by the project. For small shops, micro business and vendors with no registration or permit, compensation will be based on indicated income as respondent to the socio-economic survey of the detailed measurement survey, written in the questionnaire.
- Legal co-owners of land, structures and/or business shall be entitled to compensation

under the same arrangement as the co-share documents or as per existing form income-expenses-profit share arrangements.

#### **7.4 Entitlement Matrix**

**Table 7.4-1** shows the Entitlement Matrix providing for compensation and entitlements for project affected families based on the type of impacts created by the project.

**Table 7.4-1 Draft Entitlement Matrix**

Type of Loss	Application	Entitled Person	Compensation	Responsible Organization
<b>1. LAND</b> <b>Classified as</b> • <b>Agricultural,</b> • <b>Residential,</b> • <b>Commercial,</b> • <b>Industrial</b>	More than 20% of the total landholding is lost or where less than 20% is lost but the remaining land holding becomes economically non-viable.	PAPs who have a full title such as OCT or TCT, or other acceptable proof of ownership (tax declaration)  Holders of CLOA granted under the Comprehensive Agrarian Reform Act	<ul style="list-style-type: none"> <li>• Cash compensation for loss of land at full replacement cost at the informed request of PAPs (free from taxes and transaction cost)</li> </ul>	DOTC LIAC and /Implementing Agencies
		Holders of CLOA granted under Commonwealth Act 141	<ul style="list-style-type: none"> <li>• No cash compensation for land</li> <li>• Cash compensation for structures and improvements therein, at full replacement cost, with no deductions for salvaged materials.</li> </ul>	
	Less than 20% of the total landholding, and the remaining land is still economically viable.	PAPs who have a full title such as OCT or TCT, or other acceptable proof of ownership (tax declaration)  Holders of CLOA granted under the Comprehensive Agrarian Reform Act	<ul style="list-style-type: none"> <li>• Cash compensation for loss of land at full replacement cost at the informed request of PAPs (free from taxes and transaction cost)</li> </ul>	DOTC LIAC and Implementing Agencies
		Holders of CLOA granted under Commonwealth Act 141	<ul style="list-style-type: none"> <li>• No cash compensation for land</li> <li>• Cash compensation for the affected portion of the structures and improvements therein, at full replacement cost, with no deductions for salvaged materials.</li> </ul>	
	Temporary impacts during construction (for use as access road, for soil dumping, borrow sites and contractor’s camps, etc.)	PAPs who have a full title such as OCT or TCT, or other acceptable proof of ownership (tax declaration)	<ul style="list-style-type: none"> <li>• Contractors will be responsible for paying rental at prevailing rental rates in the location of the property.</li> <li>• Restoration of land will also be the responsibility of the Contractors.</li> <li>• Affected non-land assets will be paid at replacement cost by the Contractors.</li> </ul>	Contractors

Type of Loss	Application	Entitled Person	Compensation	Responsible Organization
<b>2. STRUCTURES</b>	More than 20% of the total landholding loss or where less than 20% loss but the remaining structures no longer function as intended or no longer viable for continued use.	PAPs who own the structure and also the land where the structure is located in; PAPs who own the structure but do not own the land where the structure is located in, but have the written permission (lease or rental contract) of the landowner to use the land	<ul style="list-style-type: none"> <li>• Cash compensation for entire structure at full replacement cost (without depreciation or deductions for salvaged building materials).</li> <li>• In case for residential structures, rental subsidy equivalent to 3 months of rental payment for temporary dwelling place and relocation expenses, maximum amount of which will be determined based on city/municipality standards, but not more than Php 15,000.00.</li> </ul>	DOTC LIAC and Implementing Agencies
		PAPs who own the structure but do not own the land where the structure is located in, and have no written permission of the landowner to use the land	<ul style="list-style-type: none"> <li>• Cash compensation for entire structure at full replacement cost (without depreciation or deductions for salvaged building materials).</li> </ul>	DOTC LIAC and Implementing Agencies
		Absentee owners of affected structures	<ul style="list-style-type: none"> <li>• Cash compensation for entire structure at full replacement cost (without depreciation or deductions for salvaged building materials).</li> </ul>	DOTC LIAC and Implementing Agencies
		Renters of affected structures	<ul style="list-style-type: none"> <li>• Rental subsidy equivalent to 3 months of rental payment for temporary dwelling place, maximum amount of which will be determined based on city/municipality standards, but not more than Php 15,000.00.</li> </ul>	DOTC LIAC and Implementing Agencies
	Less than 20% of the total landholding lost or where the remaining structure can still function and is viable for continued use.	PAPs who own the structure whether or not they own the land where the structure is located in	<ul style="list-style-type: none"> <li>• Cash compensation for the affected portion of the structure at full replacement cost, including the cost of restoring the remaining structure (without depreciation or deductions for salvaged building materials).</li> </ul>	DOTC LIAC and Implementing Agencies



Type of Loss	Application	Entitled Person	Compensation	Responsible Organization
<b>3.IMPROVEMENTS</b>	Severely or marginally affected	PAPs who own the improvements whether or not they own the land where the structure is located in	<ul style="list-style-type: none"> <li>Cash compensation for the affected improvements at full replacement cost (without depreciation or deductions for salvaged building materials).</li> </ul>	DOTC LIAC and Implementing Agencies
		PAPs who owns the structures (residential and CIBEs), except ISFs who opt to be relocated to the resettlement site.	<ul style="list-style-type: none"> <li>Cash Compensation to cover the cost of reconnecting the facilities such as water, power and telephone</li> </ul>	
<b>5. CROPS, TREES, PERENNIALS</b>	-	PAPs with or without the full title of the land	<ul style="list-style-type: none"> <li>Cash compensation for crops, trees and perennials at current market value as prescribed by the following: <ul style="list-style-type: none"> <li>Department of Agriculture for crops</li> <li>Department of Environment and Natural Resources for trees</li> <li>LGU Assessors Office also for crops and perennials</li> </ul> </li> </ul>	DOTC LIAC and Implementing Agencies
<b>6. INCOME LOSS</b>	Severely affected	PAPs who own micro business; PAPs who own small shops (e.g., Sari-sari store, carinderia, food stand, repair shop, etc.) with or without permits from the LGU concerned	<ul style="list-style-type: none"> <li>Cash compensation equivalent to income loss based on the latest copy of the tax record or business permit for the period corresponding to the stoppage of business activities during demolition and reconstruction of their shop but not to exceed one month period.</li> <li>Assistance to access to business capital loan with low interest rates if the PAP will have to start or restart their business at a resettled place.</li> </ul>	DOTC LIAC and Implementing Agencies
		PAPs who own small, medium and large business establishment (including apartments for rent)	<ul style="list-style-type: none"> <li>Cash compensation equivalent to one month net income based on the average monthly net income over the period of 3 years, as declared by the PAPs at the Bureau of Internal Revenue (BIR).</li> </ul>	
		Workers employed with the commercial and industrial establishment, if they lose their jobs	<ul style="list-style-type: none"> <li>Cash compensation equivalent to one month salary (without loss of seniority and other benefits) as prescribed by Philippine Labor and the Regional Wage Board</li> </ul>	DOTC LIAC and Implementing Agencies
		Venders (e.g., 10th Avenue) with or without permits from the LGU concerned	<ul style="list-style-type: none"> <li>Cash compensation equivalent to income loss based on the latest copy of the tax record or business permit for the period corresponding to the stoppage of business activities not to exceed one month period.</li> <li>Assist to find the alternative sites to continue their business</li> <li>Provision of rental subsidy to cover the rent at the alternative market</li> </ul>	DOTC LIAC and Implementing Agencies

Type of Loss	Application	Entitled Person	Compensation	Responsible Organization
		Commercial Stall Tenants (e.g., Tutuban Center)	<ul style="list-style-type: none"> <li>Transportation assistance</li> <li>Cash compensation equivalent to income loss based on the latest copy of the tax record or business for the period corresponding to the stoppage of business activities not to exceed one month period.</li> <li>Assist to find the alternative sites to continue their business within the Tutuban Mall Complex</li> </ul>	DOTC LIAC and Implementing Agencies
<b>7. RESETTLEMENT FOR ISFs</b>	More than 20% of the total landholding loss or where less than 20% loss but the remaining structures no longer function as intended or no longer viable for continued use.	PAPs (structure owners (residential)) without land titles or other acceptable proof of land ownership, in addition, who are qualified in accordance with the following conditions: a. Structure owners who actually occupying the structures b. Those who are classified as renters and sharers within the structure located inside the informal settlement c. The PAP has not availed of any government housing assistance. d. The PAP must agree to dismantle his/her structure that is erected in the affected areas of the project. e. The PAP must have included in the Census Masterlist <sup>*1</sup>	Resettlement Package Option: A: Affected ISFs who opt to be relocated to the resettlement site/s: <ul style="list-style-type: none"> <li>House and lot (to be amortized monthly by ISFs)</li> <li>Transportation assistance</li> <li>Food Assistance during transfer (minimum of three (3) days)</li> <li>Special assistance for vulnerable households</li> </ul> Or, B: Affected ISFs who opt to go back to their place of origin: <ul style="list-style-type: none"> <li>The minimum daily wage multiplied by 60 days (RA7279 Article 78, Section 28, Paragraph 8)</li> <li>Transportation assistance</li> <li>Food Assistance during transfer (minimum of three (3) days)</li> <li>Special assistance for vulnerable households</li> </ul>	DOTC LIAC and Implementing Agencies
<b>8. VULNERABLE HOUEHOLDS</b>	-	PAPs who are classified as: <ul style="list-style-type: none"> <li>Poor</li> <li>Elderly</li> <li>Women headed household</li> <li>Persons who need special assistance</li> </ul>	<ul style="list-style-type: none"> <li>Inconvenience allowance in the amount of Php 10,000.</li> <li>For the families with persons who need special assistance and/or medical care, respective LGUs to provide nurses or social workers to help them before and during the resettlement activities.</li> </ul>	DOTC LIAC and Implementing Agencies

Type of Loss	Application	Entitled Person	Compensation	Responsible Organization
<b>9. LIVELIHOOD REHABILITATION ASSISTANCE</b>	Severely affected (land, income loss)	PAPs whose present means of livelihood is no longer viable and will have to engage in a new income activity	<ul style="list-style-type: none"> <li>Rehabilitation assistance in the form of skills training and other development activities and equivalent to PhP 15,000 will be provided in coordination with other government agencies.</li> </ul>	DOTC LIAC and Implementing Agencies, NHA
	-	Vulnerable households		

Source: JICA Study Team

Note:1) The Census Masterlist is based on the census survey conducted in October 2013. During the Detailed Design Stage, the Census Masterlist will be updated in accordance with the Detailed Measurement Survey (DMS) based on the final ROW/ affected area.

## **7.5 Income Restoration and Livelihood Development Program**

The purpose of the income restoration and livelihood development program is to assist those severely affected households and those affected PAFs who are considered as vulnerable, in order to restore their income at pre-project levels and enable them to improve their livelihoods to better levels than before the project. Vulnerable households include those PAFs who live below the poverty threshold, the elderly, women headed households, and persons who need special assistance.

### **7.5.1 Beneficiaries**

Beneficiaries of the income restoration and livelihood programs are those severely affected households (e.g., land or income loss) and those affected PAFs who are considered as vulnerable (refer to **Table 4.4-5**).

### **7.5.2 Income Restoration and Livelihood Development Strategy**

While the RAP addresses most of the measures to compensate PAFs, additional strategies are to be taken to provide the mechanisms for income restoration and livelihood development in order to enable the Vulnerable households / PAFs to be better off after relocation, than their previous condition prior to their displacement.

The strategy for income restoration and livelihood development will consist of short term and long term interventions to restore income and livelihood rehabilitation for vulnerable households under NSCR Project.

In order to sustain the income restoration and livelihood development program and its impact on the vulnerable PAFs, it will be important to monitor the relocated PAFs and assess their their ability to restore/improve living conditions after relocation. There should be monthly consultation meetings to determine the present income levels of the beneficiaries. The assessment in coping up with activities such as job hunting, engaging in small family business, women helping their husbands augment their income.

#### **(1) Short Term Interventions**

- (a) As a short term measure, it is the responsibility of the proponent agency to provide the compensation and entitlements to all the PAFs prior to displacement. For the Vulnerable households, additional benefits are being provided as follows:
  - Rehabilitation assistance in the form of skills training equivalent to the amount of Php 15,000.00 per family will be provided. This will be coordinated to the receiving LGU through livelihood programs (see above lists of skills training programs of national government agencies and LGUs)
  - Additional cash allowance in the form of inconvenience allowance
  - Special assistance and/or medical care
- (b) The proponent agency will undertake a needs assessment and skills base assessment of the

PAFs especially vulnerable households. It is ideal that during the finalization of the RAP at the detailed design stage, FGD consultations with the Vulnerable Groups be conducted to assess their current skills (if any) and gauge their interests in what skills they would like to acquire in order to enable them to have livelihoods. The proponent agency will then consolidate a needs assessment table to show the different skills of the Vulnerable Groups, and also a desired list of skills trainings and potential livelihoods.

- (c) Employment in construction of infrastructure projects of DPWH, DOTC, NIA, DA (farm to market roads), and NSCR Project in accordance with RA 6685, where the infrastructure projects of these agencies are required to hire at least 50% unskilled and 30% skilled labor from the province, city, municipality where the projects are undertaken. The proponent will require the contractors to include this in their contract, and compliance to this will be monitored by the LIAC, through the IMA and EMA. Priority for employment in construction should come from the PAFs and vulnerable households. This should be a continuing program for all PAFs, given that future projects will be undertaken in their place of relocation, with priority being given to Vulnerable Groups.
- (d) Employment in construction of women and PWDs in accordance with the Magna Carta of Women (RA 9710 – Section 13; 18; 21-23), and the Magna Carta for Disabled Persons (RA 7277). The latter requires at least 5% of labor force to be PWDs (Section 5, RA 7277). This will also be included by the proponent in the contractual obligations of the Contractors, to be monitored during implementation, by the LIAC through the IMA and EMA. These requirements are in accordance with RA 9170 for PWDs and RA 9710 for Women.

## **(2) Long Term Interventions**

- (a) In accordance with the RAP, Vulnerable households will be entitled to relocate to a Resettlement site within the same municipality or city where they reside. There will be a house and lot package, to be amortized at low interest and affordable monthly rates.
- (b) PWDs and elderly PAFs will be given priority to ground floor housing units.
- (c) Conduct of Skills Development Training Programs for the Vulnerable groups in coordination with TESDA, DOLE, DTI, DSWD, NHA, Provincial Government of Bulacan and the concerned LGUs where Vulnerable households are relocated.
- (d) Credit Support for Livelihoods: The proponent will consult with government agencies (see **Table 7.5-1**) and LGUs for their available programs for livelihood training and microfinance from government agencies and LGUs, to be tapped by Vulnerable Groups. Capital support will be arranged with LGU and financial institutions for microfinance, technical support from LGUs, NHA, DSWD, and other government agencies.
- (e) For women-headed households, under RA 8972, they will be given allocation in the socialized housing projects identified for the NSCR Project. The project will also coordinate with Philhealth for medical assistance benefits and with DOE and TESDA and the LGUs for the mandated educational benefits.
- (f) For PWDs, under Sec 39 of the Magna Carta for Persons with Disabilities, priority for

government Housing program, and the NHA will take into consideration, the special housing requirements of disabled persons. PWDs and Elderly persons should be located in the ground floor dwelling units of the housing buildings.

### 7.5.3 Programs and Projects

The proposed programs for income restoration and livelihood development will be drawn up in detail when the RAP will be updated based on the result of Detailed Measurement Survey (DMS) at the detailed design stage.

#### (1) Current National Government Programs and Projects

**Table 7.5-1** shows the different programs and projects of national government agencies in coordination with local government units, most of which are included in the National Anti-Poverty Program of the National Anti-Poverty Commission (NAPC).

The NSCR Project will coordinate with the national government agencies concerned and the Provincial LGU and city/municipal LGUs for the inclusion of the PAFs vulnerable households in these programs and projects.

**Table 7.5-1 Programs and Projects of National Government Agencies**

Agency/ Institution	Program / Project	Beneficiaries Under The NSCR
DSWD	<p>1. KALAHI (Kapit Bisig Laban sa Kahirapan) - CIDSS (Comprehensive Integrated Delivery of Social Services), is a flagship program for farmers, fisherfolks, IPs, informal sector, urban poor and disadvantaged groups (women, children, youth, persons with disabilities (PWD), elderly, disaster victims), which includes livelihood programs and microfinance services. It is a community- driven development project implemented by the Department of Social Welfare and Development. Under KALAHI-CIDSS, communities and their Local Government Units (LGUs) are trained to choose, design and implement sub-projects that address their most pressing need.</p> <p>KALAHI-CIDSS Project has the following objectives: a) Improve the responsiveness of local government to community needs; b) Encourage communities to engage in development activities; and c) Deliver benefits to barangay residents through the individual sub-projects.</p> <p>The first phase implementation of KALAHI-CIDSS from 2003 to 2010 that was funded from a World Bank loan. This is now continued with the \$120 million additional funding from the Millennium Challenge Account – Philippines (MCAP), a subsidiary of the Development Bank of the Philippines, created under EO 849 dated December 2009. Under MCAP, KALAHI-CIDSS Project will continue serving municipalities previously covered and expand its reach as additional municipalities in Luzon and Visayas are now covered. Under the MCAP KALAHI-CIDSS Project, the additional funding is for the small scale grants to support community-driven projects in communities with poverty incidence below the national average. (<a href="http://www.mcap.ph/kalahi-project">http://www.mcap.ph/kalahi-project</a>)</p>	Farmers, informal sector, urban poor and disadvantaged groups (women, children, youth, persons with disabilities, elderly)
	<p>2. Pantawid Pamilyang Pilipino Program – CCT (Conditional Cash Transfer) which provides from Php 9,000 to 15,000 per year to families below subsistence level (Php 7,017) for health and education services to children of poor families.</p>	PAFs below subsistence level (Php 7,017 according the

Agency/ Institution	Program / Project	Beneficiaries Under The NSCR
	<p>Pantawid Pamilyang Pilipino Program is a human development program of the national government that invests in the health and education of poor households, particularly of children aged 0-18 years old. Patterned after the conditional cash transfer (CCT) scheme implemented in other developing countries, the Pantawid Pamilya provides cash grants to beneficiaries provided that they comply with the set of conditions required by the program. Pantawid Pamilya has dual objectives: a) Social Assistance - to provide cash assistance to the poor to alleviate their immediate need (short term poverty alleviation); and b) Social Development - to break the intergenerational poverty cycle through investments in human capital.</p> <p>(<a href="http://pantawid.dswd.gov.ph/">http://pantawid.dswd.gov.ph/</a>)</p>	NAPC)
	<p>3. CCT for neediest Senior Citizens, including a pension program (<a href="http://businessmirror.com.ph/index.php/en/news/economy/5099-dswds-cct-program-faces-senate-scrutiny-today">http://businessmirror.com.ph/index.php/en/news/economy/5099-dswds-cct-program-faces-senate-scrutiny-today</a>)</p>	Elderly / Senior Citizens
	<p>4. Self Employment Assistance - Kaunlaran Program (SEA-K) where the poor will be assisted in accessing credit services for seed capital for livelihood projects. The SEA-K Program is a livelihood and capability building program aimed at enhancing the socio-economic skills of poor families towards establishing and managing sustainable community-based credit organizations for entrepreneurial development. In 2009, there were 1,389 SEA-K projects established benefiting 28,939 families nationwide. Funds amounting to Php143,089,000 million have been released as seed capital for the livelihood projects. The SEA-K program enables the poor to have access to credit; promote entrepreneurship; increase understanding on values of honest work, pay debts, have social responsibility; and increase their income.</p> <p>(<a href="http://www.dswd.gov.ph/2012/05/dswd-pro-poor-and-livelihood-programs/">http://www.dswd.gov.ph/2012/05/dswd-pro-poor-and-livelihood-programs/</a>)</p>	Poor
	<p>5. Economic Independence Program for PWD which provides: enhancement of vocational skills through training programs (in coordination with TESDA and DTI), and technical assistance to facilitate access to funding facilities, assistance in marketing of products and services (through DTI), capital for livelihood projects, and accessible work centers (through DPWH)</p> <p>(<a href="http://www.ncda.gov.ph/disability-laws/executive-orders/executive-order-no-417/">http://www.ncda.gov.ph/disability-laws/executive-orders/executive-order-no-417/</a>)</p>	Persons with disabilities
DPWH/ DOTC/ DA / NIA	<p>Under RA 6685, the infrastructure projects of these agencies are required to hire at least 50% unskilled and 30% skilled labor from the province, city, municipality where the projects are undertaken.</p>	Vulnerable groups, both skilled and unskilled
DOLE	<p>1. Integrated Livelihood Assistance Program (DILP), which aims for the promotion of livelihood and entrepreneurship into community enterprises for community employment to disadvantaged and vulnerable workers in the informal economy. This program caters to:</p> <ol style="list-style-type: none"> <li>a. Workers in informal economy engaged in small livelihood undertakings such as farmers, fisher folks, ambulant vendors or peddlers, ambulant service providers, vendors, tricycle or pedicab drivers and operators, among others.</li> <li>b. Disadvantaged/ unemployed workers especially to specific group of workers which include the agricultural workers (farmers, fisherfolks), youth (15-20) years old), women, persons w/ disability, indigenous people (IPs), parents of child laborers, and the elderly;</li> <li>c. Low-wage workers seeking to augment their income through the Workers Income Augmentation Program (WIN-AP);</li> <li>d. Returning OFWs and OFW Family Circles members; and</li> <li>e. Displaced Workers due to economic crisis and natural calamities/</li> </ol>	All Vulnerable Groups

Agency/ Institution	Program / Project	Beneficiaries Under The NSCR
	<p>disasters and armed conflicts through the DOLE Adjustment Measures Program (DOLE AMP).</p> <p>The DOLE, through its regional, provincial and field offices, provides the following services:</p> <ul style="list-style-type: none"> <li>• Provision of productive resources in the form of equipment, raw materials, tools and jigs that can be used by the eligible beneficiaries;</li> <li>• Trainings, orientations and advisories on entrepreneurship development, business planning, productivity improvement, worker's safety and health, and networking and business alliances;</li> <li>• Assistance in the establishment of common service facilities that will respond to the common needs of the beneficiaries and facilitate their access to more productive resources, low-cost inputs, wider market, and higher technology; and</li> <li>• Advocacy in setting-up of self-help mechanism for social security among informal workers utilizing the established common service facility.</li> </ul> <p>The DOLE regional, provincial and field offices implement the program in partnership with Accredited Co-Partners (ACPs). The ACPs serve as the conduits of financial assistance and act as program partners particularly in building the capacities of the workers beneficiaries. The ACPs can be non-government organizations (NGOs), church-based organizations, peoples' organizations (POs), academe, the local government units (LGUs) and other government organizations (GOs).</p> <p><i>(<a href="http://www.bwsc.dole.gov.ph/dole-integrated-livelihood-program-dilp/dole-integrated-livelihood-program-dilp">http://www.bwsc.dole.gov.ph/dole-integrated-livelihood-program-dilp/dole-integrated-livelihood-program-dilp</a>)</i></p>	
	<p>2. Tulong Alay sa Taong May Kapinsanan (TULAY) has 3 components for wage employment (see DPWH, NIA, DA under RA 6685), self-employment (see PESO and DILP) and skills training (see TESDA).</p> <p><i>(<a href="http://www.dole9.org/programs.php?pp=stsdryssxsvspscspruxruxpsfse&amp;linkto=tulay">http://www.dole9.org/programs.php?pp=stsdryssxsvspscspruxruxpsfse&amp;linkto=tulay</a>)</i></p>	Persons with disabilities
	<p>3. Public Employment Service Office (PESO) is a free employment service facility established in accordance with RA 8759 to provide services for access to employment opportunities. This is maintained by the Provincial Government and the other LGUs in partnership with DOLE, SUCs, NGOs and community based organizations.</p> <p>PESO's functions are: to get employment information from employers such as job vacancies for both local and overseas employment; administer testing and evaluation; provide access to the various livelihood and self-employment programs offered by both government and non-governmental organizations; and conduct trainings/seminars for jobseekers as well as those would like to change career or enhance their employability, through TESDA.</p> <p>PESO caters to all jobseekers especially students, out of school youth, migratory workers, PWDs, displaced workers, returning OFWs, etc.</p> <p>Among the services of PESO are job fairs (to bring employers and jobseekers in one venue); livelihood bazaars (to give information on livelihood programs available); special credit assistance for OFWs; special employment program for students and out of school youth, and hiring for infrastructure project (to implement RA 6685 – see above, DPWH, DA, NIA); and other programs/activities developed by DOLE to enhance provision of employment assistance to special groups of disadvantaged workers such as persons with disabilities (PWDs) and displaced workers (see above TULAY).</p> <p><i>(<a href="http://www.ble.dole.gov.ph/peso.asp">http://www.ble.dole.gov.ph/peso.asp</a>)</i></p>	All Vulnerable Groups



Agency/ Institution	Program / Project	Beneficiaries Under The NSCR
TESDA with Provincial Government of Bulacan	<p>TESDA is the national government agency that integrates, coordinates and monitors skills development programs in the Philippines.</p> <p>Among the programs implemented by TESDA, the most appropriate for the NSCR Project PAFs is the (Bulacan) Community Based Training Program (CBTP), which refers to the training programs that are specifically designed to answer the needs of the barangays.</p> <p>The training programs being conducted are basic capability building courses that aim to enhance the citizens productivity thru productive livelihood endeavors and self-employment. The target beneficiaries include the poor and under privileged residents such as out of school youth, women, and unemployed adults; marginalized groups (subsistence farm workers, fisher folks), indigenous people, and even the members of the informal sector.</p> <p>Community Based Training Programs (CBTPs) is carried out in partnership with local government units, non-government groups, civic, religious, and people's organizations, politicians, and other national government agencies.</p> <p>TESDA provides technical assistance in CBTP. It provides the standard training module/s and related equipment, supplies and materials; recommends qualified trainer/s; approves fitness of training venue; co-sign the training certificates; conduct competency assessment and certification, conduct monitoring and evaluation; and if possible, facilitate the provision of starter tool kits to graduates.</p> <p>The TESDA Bulacan Provincial Office is situated at RSDC Compound, Tabang, Guiguinto, Bulacan and there are 3 TESDA Training Institutes in the province (Regional Training Center, 1 Provincial Training Center, 1 Kor-Phil IT Center). (<a href="http://www.tesdabulacan.com.ph/index.php?option=com_content&amp;view=article&amp;id=20&amp;Itemid=411">http://www.tesdabulacan.com.ph/index.php?option=com_content&amp;view=article&amp;id=20&amp;Itemid=411</a>)</p>	All Vulnerable Groups

Source: JICA Study Team

## (2) Employment Opportunities in the Province of Bulacan

In terms of employment, there are a number of industrial parks in Bulacan and Valenzuela City that will be explored in the updating of the RAP for possible employment opportunities for PAFs, especially vulnerable households.

Bulacan Province's proximity to Metro Manila has made it a fast growing commercial and industrial center, with industrial parks and commercial centers in most of its growing cities and municipalities.

In employment terms, the province has a high employment rate, and most of the labor force is in the service sector (60%, which includes wholesale and retail trade, transportation, storage and communication, community, social and personal services). This is followed by the industry sector 30% consisting of manufacturing, construction, electricity, gas and water and mining) and the third is agriculture which comprises 10 percent of the total employment in Bulacan (Bulacan Province Socio-Economic Profile, 2003).

Such opportunities will be tapped in the formulation of an income restoration program for the PAFs who will be relocated to the different resettlement sites that are being planned for the NSCR Project. Opportunities for employment will be discussed with the human resources departments of selected industries and commercial establishments in order to match these with the skills training opportunities for the PAFs, and also for placement purposes.

The province (including Valenzuela City) has about 16 industrial parks as shown in the following table.

**Table 7.5-2 Programs and Projects of National Government Agencies**

<b>Industrial Park</b>	<b>Location</b>
First Bulacan Industrial City	Malolos City
Intercity Industrial Estate	Wakas, Bocaue
Bulacan Agro-Industrial Subdivision	Calumpit
Bulacan Metro Warehouse (BMW) Center	Guiguinto
Meycauayan Industrial Subd. I, II, III & IV	Meycauayan
Meridian Industrial Compound	Meycauayan
Muralla Industrial Project	Meycauayan
First Valenzuela Industrial Compound	Meycauayan
Sterling Industrial Park Phase I, II, III & IV	Meycauayan
Grand Industrial Estate	Plaridel
Sapang Palay Industrial Estates	San Jose del Monte City
Agus Development Corporation	Sta. Maria
Bulacan ICT Park	Marilao
Mulawinan Industrial Park	Valenzuela City
Metrotech Industrial Park	Valenzuela City
Cabral Industrial Park	Valenzuela City

Source: *Bulacan Socio-Economic Profile*

These industrial parks are host to a variety of industries, which can provide potential work opportunities for the PAFs, such as:

- a. Electronics
- b. Garments and Textiles
- c. Other Industrial Manufacturers
- d. Other Consumer Manufacturers
- e. Footwear
- f. Gift, Toys and Houseware
- g. Furniture
- h. Fresh and Processed Foods/Beverages
- i. Ceramics
- j. Fashion Accessories/Leather goods

The LGUs can assist in approaching the various industries for regular updates on the needs of these industries for employee placement. In the meanwhile, training programs for skills in such variety of industries can be conducted by the LGUs in coordination with TESDA, DSWD, DOLE and DTI.

### **(3) LGU Programs and Projects**

The different LGUs also have their own skills development programs,

- Malolos City has a Barangay Livelihood Center in every barangay where unemployed residents in the barangay form a cooperative group (called “entrepreneurs”) and the city is responsible for providing technical support (planning, organizing, training, initial implementation, management, marketing), and help access loan assistance (through the Development Bank of the Philippines). The identification of pilot barangay beneficiaries is based on highest percentage of unemployed, and out of school youth in the said barangays. (<http://www.maloloscity.gov.ph/kabuhayan/91-proposal-on-barangay-livelihood-center>)
- Valenzuela City has an active Job Generation Office under the City Government, which serves as a job placement office for Valenzuela constituents. An innovative mechanism used is the interactive website where jobseekers register for job search updates, and networking to job sources ([ValenzuelaTrabaho.gov.ph](http://ValenzuelaTrabaho.gov.ph)). The city also has various skills trainings under the Skills Training Program (“REXponsableng Pangkabuhayan Program”) of the Livelihood Development Office. Among the skills trainings are those on food processing, baking and cooking, handicrafts, candle and soap making, hair cutting, sewing, etc.

#### **7.5.4 Monitoring and Evaluation**

The LIAC, through the IMA and EMA, will monitor and evaluate the progress of implementation of this Income Restoration and Livelihood Development Program for Vulnerable Groups and assess the impacts. The Monitoring and Evaluation Chapter 13 of this RAP will be followed.

## **CHAPTER 8 RELOCATION SITE**

### **8.1 Relocation Package**

All qualified PAPs who are Informal Settlers and are affected by the NSCR Project, are qualified to be relocated to the relocation sites to be identified for the NSCR Project. Qualified PAPs shall be determined in accordance with the following guidelines and in accordance with RA 7279 (Urban Development and Housing Act of 1992). The relocation of PAPs will ensure their security of tenure that they cannot be evicted nor their dwellings demolished without just or acceptable reason and ample consultation with the affected people.

- a. Structure owners who actually occupying the structures in public and private lands;
- b. Those who are classified as renters and sharers within the structure located inside the informal settlement;
- c. The PAP has not availed of any government housing assistance previously;
- d. The PAP must agree to dismantle his/her structure that is erected in the affected areas of the project; and,
- e. The PAP must have included in the Census Survey conducted in October 2013 for Bulacan and Valenzuela, and in December 2015 for Manila.

The availability of relocating NSCR PAPs in the identified relocation sites have been discussed with NHA, and it has been agreed that the sites can be included in this study for further discussion. Other sites may be considered should there be developments that may be available in the future.

DOTC, NHA and the LGUs will be working closely to see to it that during the detailed design stage, the actual number of PAPs to be relocated will be assigned to the appropriate relocation sites, based on the results of the detailed measurement survey (DMS).

This study is the initial stage of determining relocation site options, and during the detailed design stage, further study and negotiations will be done with DOTC and NHA in coordination with the respective LGUs.

#### **8.1.1 Preference on Relocation Sites**

For this study, the PAPs were surveyed during the census survey as to preference with regard to relocation sites. The results are discussed below.

According to the interview survey on preference for the relocation, most (around 70%) of affected ISFs are willing to be relocated (Refer to Section 4.5). Most of them prefer to be relocated within the same municipality/city, i.e., in-city relocation.

#### **8.1.2 Potential Relocation Sites**

The potential relocation sites are previously existing relocation sites of the National Housing Authority (NHA) with possible expansion or additional houses that may accommodate the PAFs

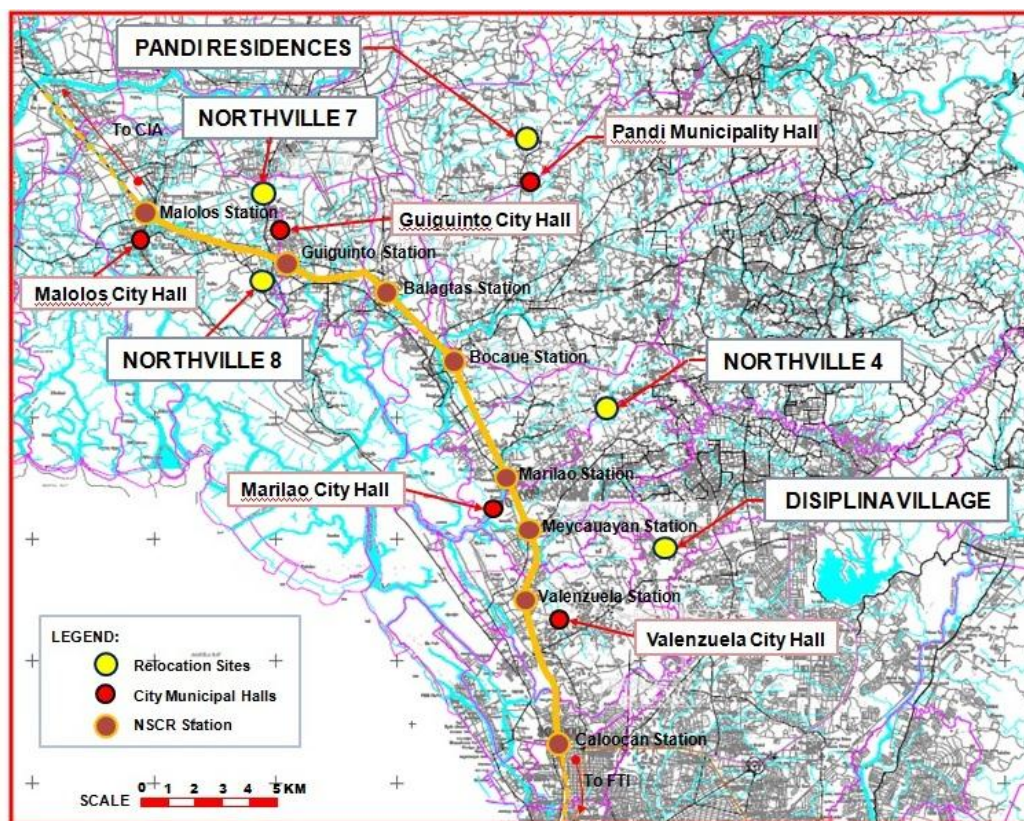
of the NSCR project.

According to the NHA, there may be available units in the existing relocation sites, Northvilles in Bulacan, that were developed for the Northrail Project. Because affected ISFs are identified in Malolos, Guiguinto and Marilao, the Northville 8 in Malolos, Northvill 7 in Guiguinto and Northvill 4 in Marilao are the in-city candidate relocation sites. The existing relocation sites also include Pandi in Bulacan and Valenzuela City as shown in **Table 8.1-1** and **Figure 8.1-1**. According to NHA, some relocation sites developed in the Province of Cavite are also potential relocation sites. However, the concrete relocation sites are not yet provided by NHA.

**Table 8.1-1 Tentative Candidate Relocation Sites**

Site	Location	Tentative Available Units	Present Status
Northville 8	Brgy. Bangkal, City of Malolos, Bulacan	Subject for cancellation of existing awardee	Number of existing units 2,696
Northville 7	Brgy. Malis, Guiguinto, Bulacan	Subject for cancellation of existing awardee	Number of existing units 1,702
Northville 4	Brgy. Malis, Guiguinto, Bulacan	Subject for cancellation of existing awardee	Number of existing units 1,911
Pandi Residence	Brgy. Mapulang Lupa, Pandi, Bulacan	1,000	Developed
Disiplina Village	Brgy. Bignay Valenzuela City	Affected ISFs in Valenzuela city only	Under Planning (to be completed by 2016)

Source: NHA



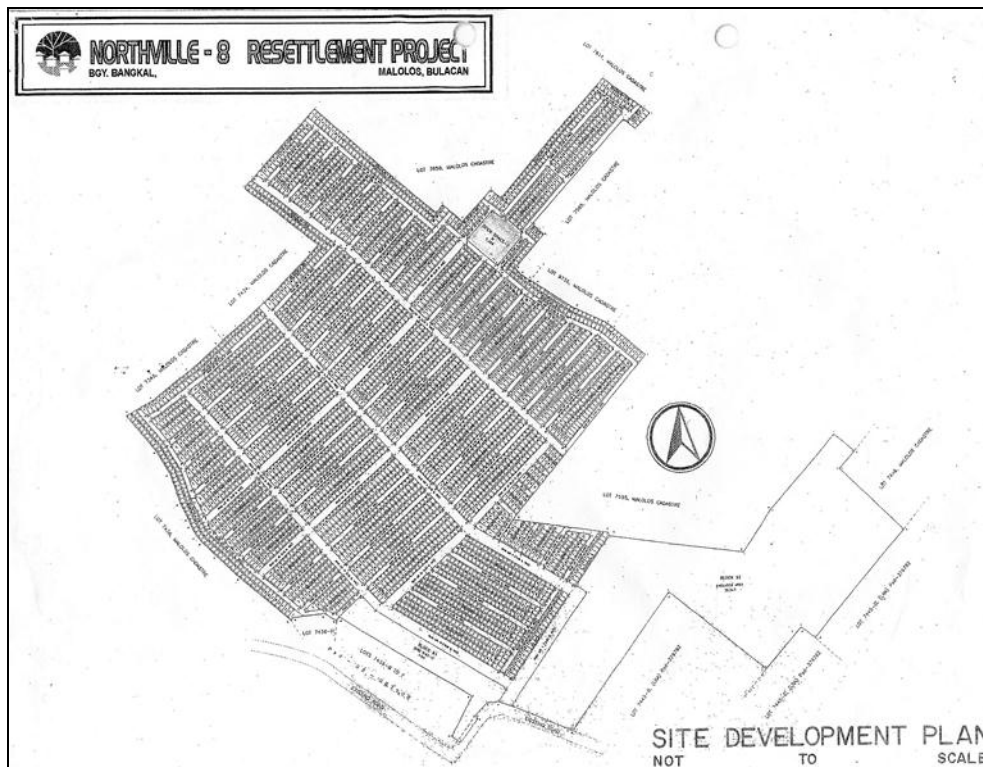
Source: JICA Study Team

**Figure 8.1-1 Location Map of Candidate Relocation Sites**

## 8.2 Existing Potential Relocation Sites

### 8.2.1 Northville 8

Northville 8 is located in Brgy. Bangkal, City of Malolos, Bulacan. Its total area for development is about 15.7 hectares with a total of 2,696 (as of 2015) lots and housing units targeted to benefit the ISFs occupying the PNR RROW affected by the Northrail Project in Malolos (See **Figure 8.2-1** Site Development Plan of Northville 8). The lots are subdivided to 40 sq. m (4 m x 10 m). The houses have individual lines for water connection using shallow wells as source of water. Meanwhile, the power supply in the site is serviced by MERALCO. Its land development features include concreting of road network with sidewalk and concrete curb and gutter. The drainage system has been reinforced with concrete pipe drainage. The Northville 8 Livelihood Productivity and Training Center was opened in 2010 to provide skills and livelihood training for the relocated ISFs affected by the Northrail Project.



Source :NHA

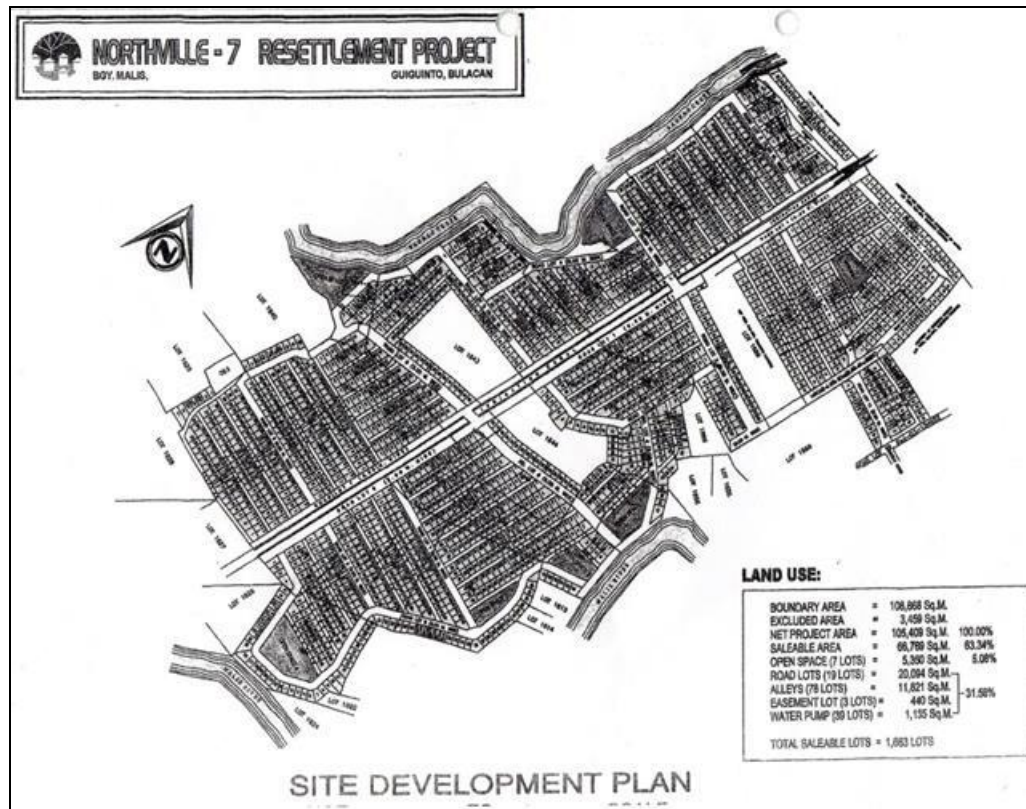
**Figure 8.2-1 Site Development Plan of Northville 8**

### 8.2.1 Northville 7

Northville 7 is located in Brgy. Malis , Guiginto, Bulacan. Its total area for development is about 10.54 hectares with a total of 1,702 lots (as of 2015) and housing units targeted to benefit the ISFs occupying the PNR RROW affected by the Northrail Project in Guiginto (See **Figure 8.2-2** Site Development Plan of Northville 7). The lots are subdivided to 40 sq. m (4 m x 10 m). The houses have individual lines for water connection to Guiginto Water District as source of water.



Meanwhile, the power supply in the site is serviced by MERALCO. Concreting of road network with sidewalk and concrete curb and gutter was developed. The drainage system has been reinforced with concrete pipe drainage.

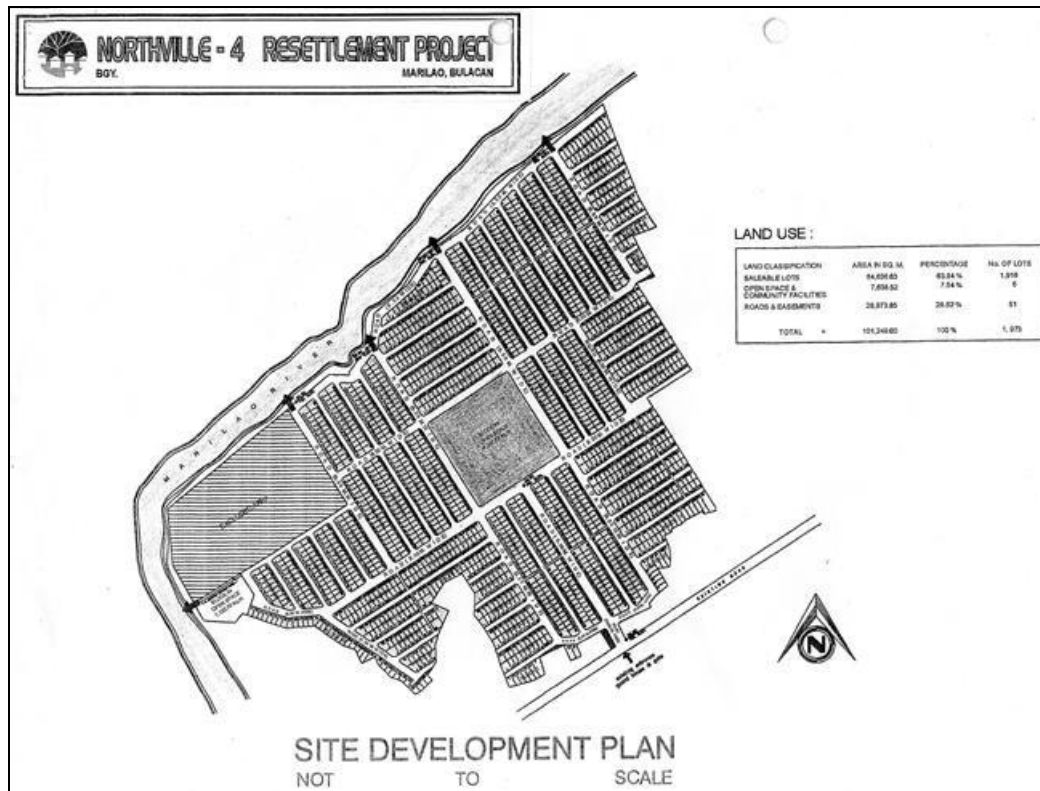


Source :NHA

**Figure 8.2-2 Site Development Plan of Northville 7**

### 8.2.2 Northville 4

Northville 4 is located in Brgy. Lambakin, Marilao, Bulacan. Its total area for development is about 10.12 hectares with a total of 1,911 lots (as of 2015) and housing units targeted to benefit the ISFs occupying the PNR RROW affected by the Northrail Project in Guiguinto (See **Figure 8.2-3 Site Development Plan of Northville 4**). The lots are subdivided to 32 sq. m (4 m x 8 m). The houses have individual lines for water connection to Marilao Water District as source of water. Meanwhile, the power supply in the site is serviced by MERALCO. Concreting of road network with sidewalk and concrete curb and gutter was developed. The drainage system has been reinforced with concrete pipe drainage.



Source :NHA

**Figure 8.2-3 Site Development Plan of Northville 4**

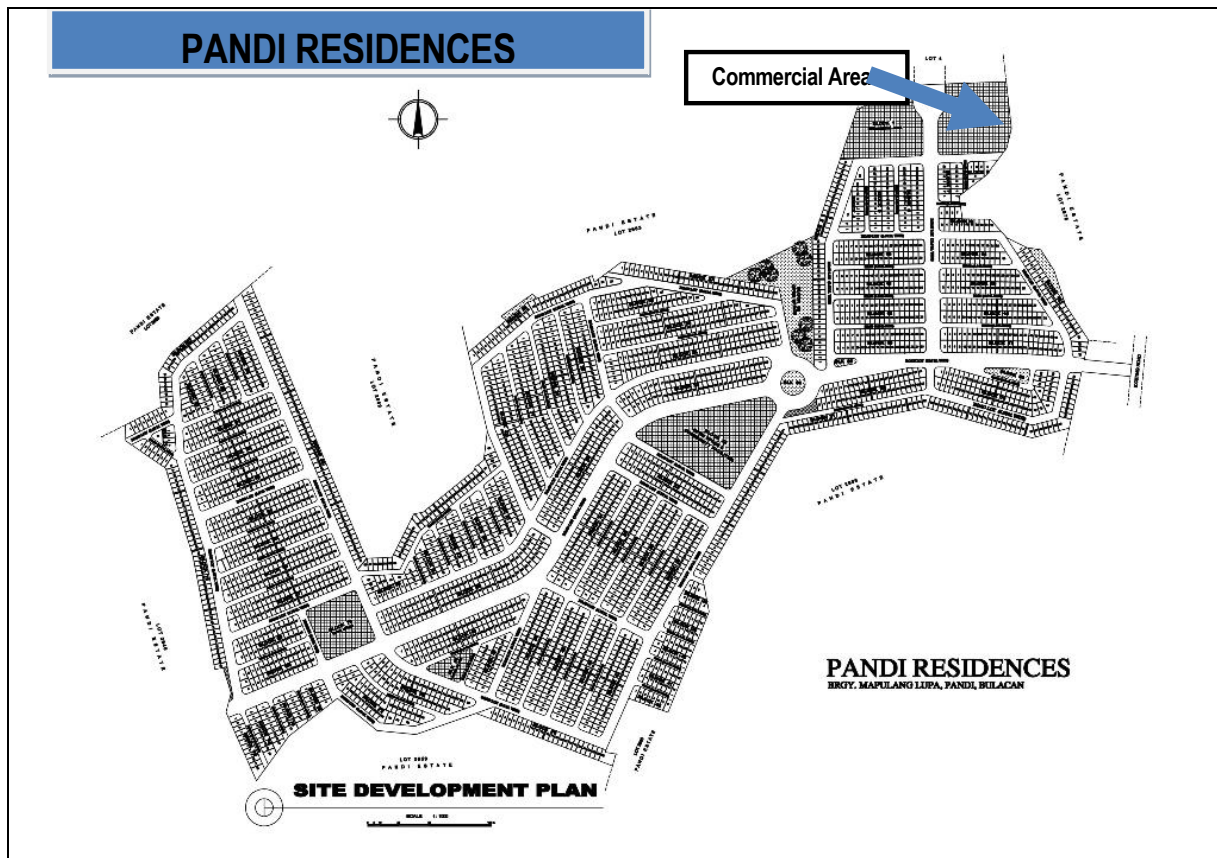
### 8.2.3 Pandi Residences

Pandi Residences is located in Brgy. Mapulang Lupa, Pandi, Bulacan. Its total area for development is about 18.0216 hectares with a total of 2,676 lots and housing units targeted to benefit informal settler families particularly from Quezon City and Pandi. The lots are subdivided to 40 sq. m (4 m x 10 m) with an average housing floor area of 22 square meters unit (loft type and expandable to 32 sq.m). According to an interview with the members of the Local Housing Board in Pandi, there are about 219 families resettled in the area as of March 2014. The site was developed in 2013 and was inhabited during late quarter of the said year. (See **Figure 8.2-4** Site Development Plan of Pandi Residences)

The houses in Pandi Residences are standard row houses with provision for loft. Typically, an average lot size is around 40 sq.m. with an average floor area of 22 sq.m. The housing unit is expandable to 32 sq.m through utilizing the loft.

Some houses have already converted their front yard to sari-sari stores and some have expanded their floor area through the loft.





Source :NHA

**Figure 8.2-4 Site Development Plan of Pandi Residences**

### **Road and Drainage**

Its land development features include concreting of road network with sidewalk and concrete curb and gutter. The drainage system in the subdivision has been reinforced with concrete pipe drainage.

### **Water and Electricity**

The houses have individual lines for water connection using deep wells as source of water. The LGU is currently working on establishing supply of water through the Pandi Water District.

Meanwhile, the power supply in the site is serviced by MERALCO through the developer. Currently, the total amount due billed by MERALCO every month is being divided among the families in the site. The resulting amount is being paid by the families regardless of their consumption. According to an interview with one of the residents in the site, their monthly bill would not exceed Php 500.

### **Community Facilities**

Pandi Residences is accessible to the Barangay Hall which is approximately 100 meters away. A day care center and health center are situated beside the barangay hall that can be utilized by the relocatees in the area. The place is also less than 10 minutes travel by public transportation from

the municipal hall, water district, public hospital, and closest Catholic church. In addition to this, there is also a proposed one (1) unit, covered court/livelihood center to assist the education of the children in the site and a venue for parents to increase their livelihood productivity. The site is also accessible through the Pandi-Angat Road in the north or through the Sta. Maria-Pandi Road from the south. On its south is the Pandi Municipal Hall and on its northwest is Liciada Bustos Public Market.

### **Schools**

There are also schools available for the students in the site. According to the barangay clerk, the following schools are accessible to students from Pandi Residences: Siling Bata and Bunsuran High School for Secondary; Barangay Mapulang Lupa Elementary School, Cupang Elementary School and Bernardo Memorial Central School for primary; and private schools for tertiary level. In addition to this there is a proposed construction of one (1) unit, 3-storey, 15 classroom school building.

#### **8.2.4 Disiplina Village**

Disiplina Village is another potential relocation site located in Barangay Bignay, Valenzuela City. It is an offspring of another Disiplina Village in Brgy. Ugong which is an initiative of Valenzuela City. According to the policy of the Mayor, this site is only accepting affected families within the city. This site provides socialized housing to families living in danger zones of Valenzuela City particularly the victims of Ondoy in 2009 and Habagat in 2012. The first Disiplina Village is already established and currently has 540 units from Gawad Kalinga and NHA. The place is only about 1.9 ha development and the land was donated by the LGU. (See **Figure 8.2-5** Site Development Plan of Disiplina Village)

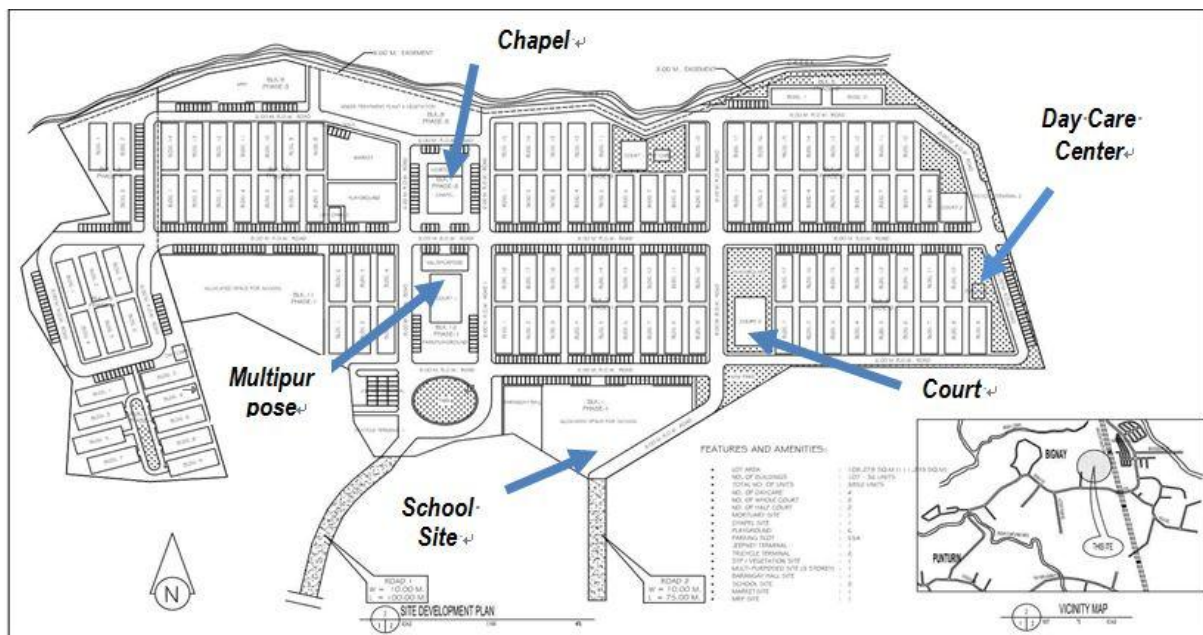
The Disiplina Village in Brgy. Bignay is planned to have 3,000 units to cater to families along Tullahan River which was identified as a Danger Zone by the LGU. Upon completion of the said housing project, it is envisioned to be the largest In-City Relocation to be built in history. The said site is about 11 has. and will be patterned from the first Disiplina Village in Ugong. The village is planned to have 107 buildings with 36 units each totaling to 3,852 units. It will have 4 phases spread over the vast 108,278 sq.m lot area.

As per the NHA primer on Medium-Rise Housing (MRH) Program, the concept provides solution to in-city relocation for ISFs as well as provide additional housing stock in Metro Manila. It is adopted as an approach in urban areas where the cost of land is too high and beyond the affordability of clientele, where relocation elsewhere is not feasible and where cost recovery cannot be attained.

The standard MRH Model is five (5) story walk-up building with 60 dwelling units per building, and a dimension of 15 meters wide and 26 meters long, with total footprint of 366 sq.m.

The name Disiplina Village is very suitable to the place, as the site will have its own facilities within the area. According to the plan, it will have its own day care centers, school sites, whole and half courts, and multipurpose halls. They even have their own playground, chapel, barangay hall, market, and even mortuary site. The place will be accessible to road networks through

establishment of planned jeepney and tricycle terminals just outside the site. Since, the project is an in-city relocation, the target beneficiaries will be still living near the job sites of the target beneficiaries.



Source :Valenzuela City

**Figure 8.2-5 Site Development Plan of Disiplina Village in Bignay**

### 8.2.5 Cost Estimate for Relocation of the Existing Sites

According to the Resettlement and Development Services Department of NHA, the costing of the housing units are in package. They cost each house and lot in lump sum including the basic costs and other costs. Basic costs are composed of expenses on acquisition of land and site development. Meanwhile, other costs would include water and power connection costs, building of community facilities, relocation cost, community support program and administration cost.

In the case of Northvilles and Pandi Residences where data on the amount of house and lot package is available, each house and lot is amounting to Php 240,000. This would include the basic and other costs mentioned above. However the government has subsidized Php 35,000 of the total package cost leaving only Php 205,000 as the recoverable amount from the target beneficiaries. This amount will be amortized by the recipients for 30 years.

In the case of Disiplina Village, the standard MRH Model is five (5) story walk-up building the is amounting to Php 583,000. However, according to the Valenzuela City, the units will be rented for PhP 300 per month, rather than amortization.

The allocation of budget for a program would depend on the number of the households to be relocated. Example, if there are 20 households to be relocated, the cost estimate will be done through multiplying the number of eligible households for resettlement to the amount of the house and lot package.

The NHA provides the budget for the target beneficiaries' resettlement as per allocation and mandate of the agency. The funding agency, DOTC will provide the money directly to NHA and NHA will be responsible in disbursing the amount.

#### **8.2.6 Selection of Relocation Sites for ISFs**

The DOTC is currently discussing with NHA regarding the relocation of the ISFs who will be affected by NSCR. NHA has agreed in principle to relocate them in the available resettlement sites in Bulacan for the ISFs of Malolos, Guiguinto and Marilao, and for those ISFs of Manila. In the case of ISFs of Valenzuela, previous coordination with the LGU Valenzuela City and NHA have agreed to relocate those ISFs from Valenzuela to the relocation site in Barangay Bignay, Valenzuela City, which is exclusively for Valenzuela constituents. A Memorandum of Agreement (MOA) will have to be entered into between DOTC, NHA and Valenzuela City LGU.

In the case of the relocation of Bulacan and Manila ISFs, a MOA will be entered into between DOTC and NHA. Prior to this, DOTC will have to coordinate with NHA to submit the list of ISFs to be relocated so that NHA and PCUP will validate whether the ISFs are legitimate beneficiaries of the relocation sites, i.e., they have not been previously awarded any housing and resettlement benefits, and they are not professional squatters, pursuant to RA 7279.

The draft MOA will include provisions for the responsibilities of DOTC which includes the provision of a budget for the expenses for site development and construction of housing units for the affected ISFs by the NSCR, or equivalent budget for existing units that will be reserved for the ISFs. The expenses will also include the social development package for the ISFs, and the management fee of NHA. The NHA in turn will select the sites according to their criteria and in consideration of JICA guidelines. NHA will also design, develop and construct the relocation sites for the ISFs, and provide the social development package (community organization, skills trainings and livelihood programs) for the ISFs. NHA will also be the estate manager for the relocation sites. Actual relocation of the ISFs will be spearheaded by NHA, in coordination with DOTC and LIAC. The MOA will provide the details for the transfer of funds from DOTC to NHA, and the modes and schedules for such fund transfer. NHA will coordinate with TESDA, DSWD and other government agencies including LGUs for the implementation of the social development package.

The MOA will be entered into during the detailed design stage so that the site development and housing construction will be done in time for the removal of the ISFs from the project areas and relocated to the resettlement sites. The ROW will have to be cleared and relocation of ISFs will have to be completed before the NSCR construction starts.

#### **8.2.7 Relocation Site for Vendors in Calocan City**

As early as December 2014, the need for a relocation site for vendors situated on both sides along the PNR tracks and ROW at the 10th Avenue railway crossing (Barangays 15 and 63) has been discussed during the IEC meetings conducted with the LGU and Barangay Officials. At

these meetings, the LGU response was that the non-availability of a relocation site for the vendors. During the Environmental Impact Assessment (EIA) Review Committee Meeting on March 18 2015, this concern was reiterated, and the question was raised as to whether the city had any plan to construct a public market in the vicinity of 10th Avenue. The City Planning and Development Officer responded that there were long term plans for this but not in the near future.

During the 2nd Stakeholders Meeting of 07 February 2015, it was also learned from the vendors that after the meeting last December, the officers of their organization called, “*Samahan ng mga Manininda sa 10th Avenue*” (Organization of Vendors at 10th Avenue) approached their Congress Representative to seek help regarding the provision of alternative site for their vending activities. According to their officers they received strong support and were promised that their Congressman will help them find a relocation site.

#### **8.2.8 Relocation site for Commercial Stall Tenants in Tutuban Mall**

During the conduct of a stakeholder meeting last 26 February 2015 the affected commercial stall tenants of Cluster 2 Building expressed their acceptance and agreement to the implementation of NSCR Project. There was no expressed rejection of the project. The tenants have already been prepared for the eventuality of displacement even early on because their lease contracts for renewal have been reduced by TPI in number of months from two years to just six months. The management of TPI however has indicated that the displaced tenants could still be accommodated within the Tutuban Mall Complex given that there is enough vacant stall space for those who will be displaced.

## **CHAPTER 9 GRIEVANCE REDRESS MECHANISM**

Grievance refers to any controversy, issue or conflict resulting from the interpretation and implementation of the NSCR Project ranging from issues on compensation (lot and structure owners) and eligibility criteria to issues on relocation sites and the quality of services extended by proper authorities and agencies in those sites. Thus, a systematic Grievance Redress Mechanism (GRM) must be established to address grievances from the PAPs. This mechanism will resolve the grievances of PAPs for the satisfactory implementation of the NSCR Project. The levels, process, roles and responsibilities, and guidelines of the Grievance Redress Mechanism are explained below.

### **9.1 Levels of GRM**

The GRM is composed of the following levels:

a) First Level

Local Inter-agency Committee (LIAC) to be composed of the Mayors of the LGUs affected by the project, representatives from the Housing and Urban Development Coordinating Council (HUDCC), National Housing Authority (NHA), Presidential Commission for the Urban Poor (PCUP), Commission on Human Rights (CHR), and NGOs and POs representing the PAPs. The LIAC is assisted by a Secretariat.

b) Second Level

Resettlement Arbitration Committee (RAC) created by LIAC and the DOTC PMO, to be composed of concerned agencies such as NHA, PCUP, CHR, etc.

c) Third Level

DOTC Project Management Office (PMO) to be composed of the RAP Implementing and Management Team (RIMT).

### **9.2 Roles and Responsibilities**

The corresponding roles and responsibilities of the levels of GRM are as follows.

- a) LIAC shall be the first level of decision making by being the recipient of all complaints, and determining whether such complaints are project related or not. It will be responsible for :
- Receiving the written or verbal complaint from the PAPs and explaining the grievance redress process to PAP. If it is a verbal complaint, LIAC will write down the complaint for the PAP and ask him/her to sign the complaint.
  - Clarifying the nature of the complaint whether if is project related or not
  - Forwarding the complaint to the RAC if it is project related.
  - Advising the complainant if the complaint is not project-related, and assists him/her by forwarding the complaint to the appropriate agency or LGUs who could act on the complaint.

- Following up with RAC on their action on the complaint
  - Providing feedback to the PAP on status of complaint, and the decision of the RAC.
  - Maintaining a data base for all complaints and the corresponding actions and decisions on the complaints
  - Acting and deciding on each complaint within 15 working days
- b) RAC shall be the second level of decision making with regard to the complaints. It is responsible for:
- Acting and deciding on the complaint and informing the PAP on the action and decision on the complaint
  - Informing the LIAC of the action and decision of RAC on the PAP's complaint
  - Acting and deciding on each complaint within 15 working days
- c) DOTC PMO shall be the third level of decision making with regard to the complaints. It is responsible for:
- Acting and deciding on complaint re-filed by PAP who is not satisfied with RAC action
  - Informing LIAC of action and decision on PAPs re-filed complaint.
  - Acting and deciding on each complaint within 15 working days.

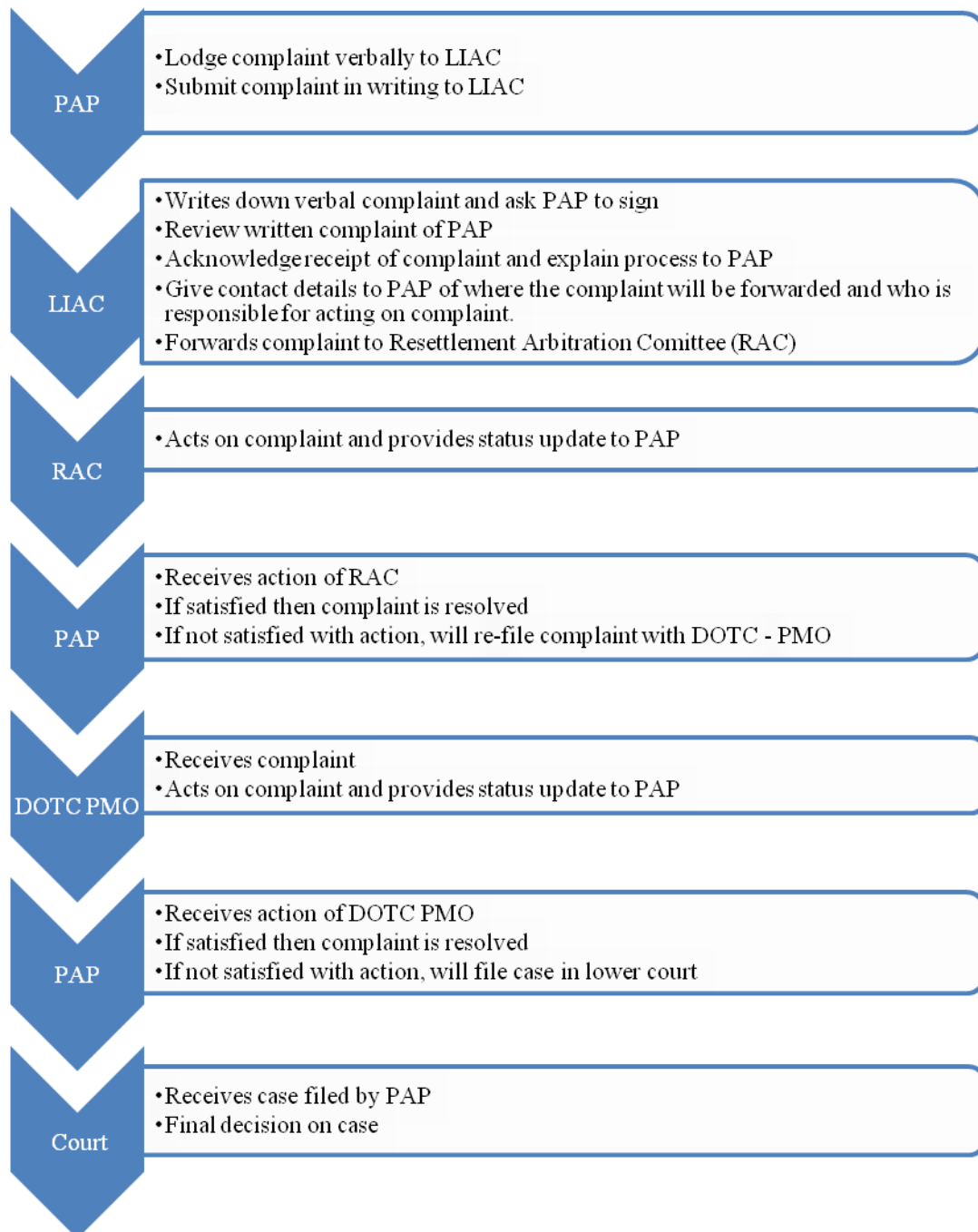
### **9.3 GRM Procedures**

Grievances from the PAPs related to the resettlement implementation or any related issues with regard to the project will be handled, free of monetary charge, through a process of negotiations aimed at arriving at a consensus decision. The following the procedures will be followed (see **Figure 9.3-1**).

- i. Any aggrieved PAP will lodge his/her grievance in writing to the respective LIAC for immediate resolution.
- ii. When received verbally, the grievance may be written down by the staff of LIAC, on behalf of the aggrieved PAP, who will sign the written complaint, for official submission.
- iii. The LIAC will review the complaint to determine whether it is project related or not.
- iv. If it is not project related, the LIAC will assist the PAP by referring the complaint to the appropriate agency or LGU who may be able to act on the complaint.
- v. However, if is not satisfied with the decision of LIAC that the complaint is not project related, the PAP may elevate his/her complaint to the DOTC-PMO.
- vi. If the complaint is determined to be project related, LIAC forwards the complaint to the RAC within 15 working days from receipt of complaint.
- vii. The RAC will act and decide on the complaint within 15 working days.

- viii. The RAC will forward the decision to LIAC who will inform the PAP on the decision accordingly.
- ix. If the PAP is not satisfied with the decision of the RAC, or if his/her complaint has not been acted upon within a period of 15 working days, and has not received any response from the LIAC, the PAP can forward the complaint, or file an appeal, to the DOTC-PMO.
- x. If the complaint is not satisfactorily resolved by the RAC within 15 days or the PAP does not receive any response from the LIAC, the PAP can forward the complaint or file an appeal to the DOTC-PMO National Office.
- xi. The DOTC PMO will act and decide on the complaint within 15 working days.
- xii. The DOTC PMO will forward the decision to LIAC who will inform the PAP on the decision accordingly.
- xiii. If the complaint is not satisfactorily resolved by the DOTC-PMO in 15 days or the PAP does not receive any response from the DOTC-PMO, the PAP can file a legal complaint in any appropriate Court of Law.
- xiv. Once the complaint is filed in the Court of Law, the judicial procedures for the trial on the case will be followed. This is already outside the jurisdiction and control of the Grievance Redress Mechanism and it is up to the Court to decide on the case.





Source: JICA Study Team

**Figure 9.3-1 Grievance Redress Mechanism Procedure**

#### 9.4 GRM Guidelines

The guidelines for GRM are as follows

- a) All complaints received in writing (or written when received verbally) will be documented and filed. PAPs shall be not be charged by any fees (administrative and legal fees) in filing of their grievance. After the relocation, PMO-RIMT and LIAC will be responsible for monitoring the living condition of PAPs quarterly, be responsible for receiving all the

appeals/complaints and will also be the first window to receive the grievances. All the appeals received will also be documented, and be brought to LIAC for immediate action.

- b) Actions and decisions made with the received appeals/complaints/grievances by the Resettlement Arbitration Committee shall be reported and discussed in the LIAC meetings.
- c) When the detailed design starts, the LIAC will be convened. Then GRM shall be created before the Detailed Measurement Survey (DMS) for validating the censused PAPs is conducted. When the public consultation meetings and other similar activities involving the PAPs will be held to conduct the DMS, the grievance procedure can be announced.
- d) In addition, the grievance redress process will be publicized in the form of handouts, like pamphlets, brochures or leaflets that are written in Pilipino. All concerned institutions, including Barangays, LGUs, and the DOTC PMO, shall use the same handouts in explaining the grievance redress procedures to the PAPs who will come to them to raise their issue or concern.

## CHAPTER 10 INSTITUTIONAL MECHANISM FOR THE IMPLEMENTATION OF RAP

### 10.1 Role and Coordination of Institutions/Agencies

Organizational coordination in the implementation of the resettlement action plan is summarized in **Table 10.1-1**. The organizational arrangement among the responsible institutions is also described in this table.

**Table 10.1-1 Organizational Coordination**

Procedure of Resettlement	Responsible Organization
Household census, structure tagging, verification of eligibility of PAPs	NSCR Project Implementing Team (RIMT) in coordination with LGUs and LIAC
Estimation of Compensation cost	RIMT, to be validated by LIAC
RAP Implementation	RIMT (implementing office) in coordination with LIAC and DOTC and other appropriate office
RAP Monitoring	RIMT in coordination with LIAC
Relocation Site Development	LIAC in coordination with RIMT
Complaints and grievance handling	LIAC in coordination with RIMT
Consultation and coordination with PAPs regarding the choice of compensation, relocation and financial assistance	LIAC in coordination with RIMT and other appropriate office
Issuance of notification for structure demolition	LIAC in coordination with RIMT and other appropriate office
Preparation of necessary documents for demolition, relocation, and financial assistance	LIAC in coordination with RIMT and other appropriate office
Preparation of necessary funding for demolition, relocation, and financial assistance	RIMT in coordination with other appropriate office
Official demolition of structure and clearance of the site	LIAC in coordination with RIMT and other appropriate office
Provisions of compensations, assistance, and allowances	RIMT (implementing office) in coordination with LIAC and other appropriate office
Preventing further in-flow of ISFs on the cleared easement areas.	Barangay Captains/Chairperson and Officials assisted with local police (LGU)
Job training and livelihood rehabilitation	RIMT in coordination with other appropriate agencies, NGOs, etc.

*Source: JICA Study Team*

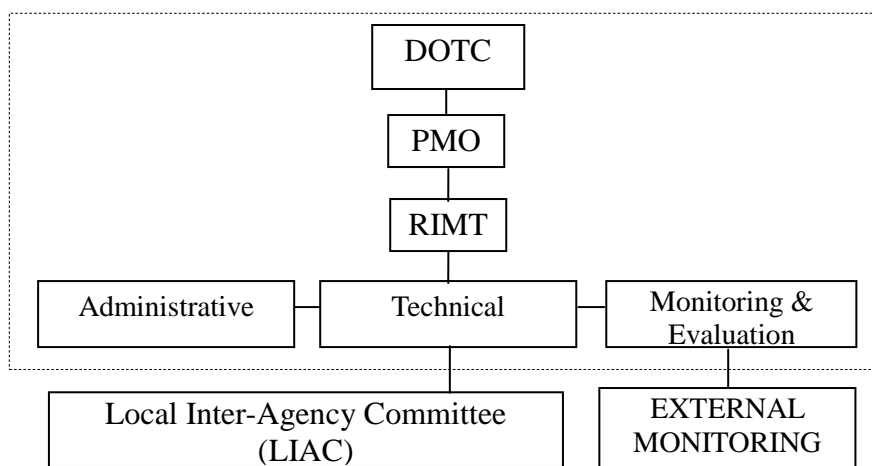
DOTC-PMO and RIMT as the implementing office of the NSCR Project shall be the responsible entity for all the preparation and activities in the Resettlement Action Plan (RAP).

RIMT shall be organized with manpower both technical and administrative to conduct the assessment and payment of compensations.

RIMT shall be part of all Local Inter-Agency Committees (LIACs) created in all affected cities/municipalities and shall attend in all meetings by LIACs. Estimation of compensation cost as proposed by RIMT shall be discussed and deliberated during LIAC meetings. The implementation of the RAP by the RIMT shall be reviewed and conformed by LIAC prior to its actual activities.

The PMO and RIMT shall conduct internal monitoring of the RAP. External monitoring shall be conducted by an independent monitoring entity (see Chapter 13). The monitoring report shall be

discussed during LIAC meetings.



Source: JICA Study Team

**Figure 10.1-1 RAP Implementation Organization Chart**

## 10.2 Capacities, Roles and Responsibilities

### 10.2.1 DOTC - Project Management Office (PMO)

Department of Transportation and Communications (DOTC) as the Proponent to the NSCR Project shall task a Project Monitoring Office (PMO) which shall conduct the following

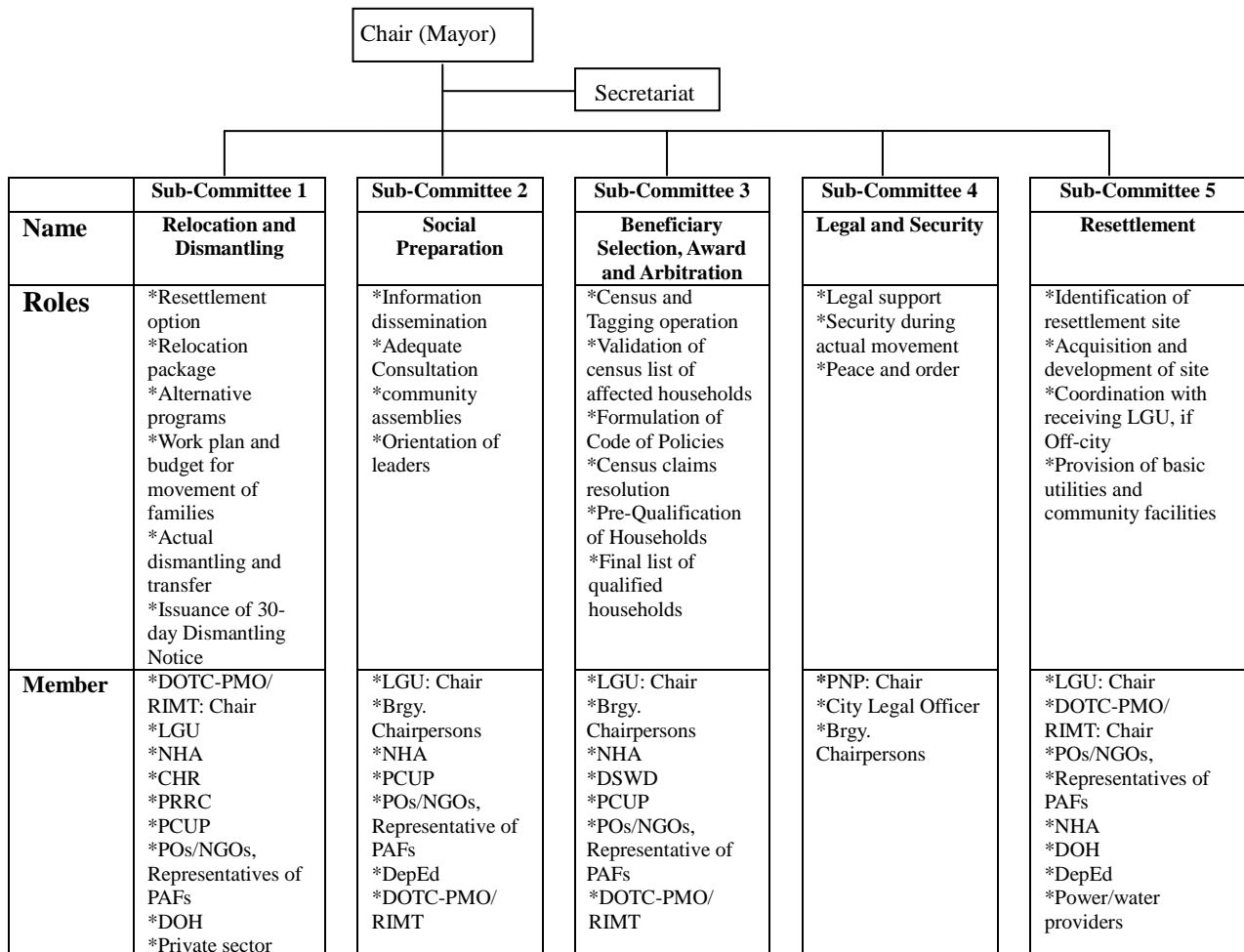
- Implement the NSCR Project including the implementation of the NSCR RAP through the RIMT.
- Monitor internally, the implementation of the project;
- Provide a financial plan and monitor the release of funds; and
- Ensure the implementation of the Social Development Plan for the Project.

### 10.2.2 NSCR Project RAP Implementing Team (RIMT)

NSCR Project RAP Implementing Team (RIMT) shall be the overall supervisory team in the implementation of the RAP under the DOTC PMO. It will coordinate closely with the LIAC for inter-agency and multi-sectoral concerns in implementing the RAP. It will be a member of the LIAC. For monitoring and supervisory purposes, it will be part of the LIAC. It will provide manpower and technical assistance regarding the assessment and payment of compensations. It is in charge of the internal monitoring and the due process of decision making by other entities involved in the project implementation. It shall manage and supervise the implementation of the RAP including the resettlement activities and land acquisition in coordination with other concerned agencies. It shall ensure that funds for the implementation of the RAP are available and that expenses are properly accounted in a timely manner.

### 10.2.3 Local Inter-Agency Committee (LIAC)

The Local Inter-Agency Committee (LIAC) shall be created and institutionalized at all local levels where relocations will take place. LIAC will be involved actively in the implementation of the relocation and resettlement plan. It shall be headed by the concerned city/municipal mayor under whose jurisdiction the project area is located as shown in **Figure 10.2-1**.



Source: JICA Study Team

**Figure 10.2-1 Organizational Chart of LIAC**

People’s Organizations (POs), representing the PAPs will be invited in the LIAC to assist and help the entity in the implementation and monitoring of the relocation project.

LIAC, headed by local mayors and aided by a secretariat, will be composed of the following sub-committees: (1) social preparation, (2) beneficiary selection, (3) resettlement arbitration, (4) legal and security, and (5) relocation and resettlement.

LIAC is the central decision-making, coordinating and consultative body, a pool of manpower, resources and expertise of concerned local government units and national government agencies, as well as the working group that implements and/or causes the carrying out of the various activities, plans, programs and projects regarding resettlement. LIAC members gather

periodically, attend all open dialogues, and observe all demolition works to secure the rights of the affected families/persons as well as to prevent conflicts.

Specifically, the LIAC shall:

- a. Serve as the local clearing house of all relocation and resettlement activities, and resolve issues and concerns that may arise in the actual conduct of census and tagging operations and dismantling operations, as well as in the planning and development of resettlement sites;
- b. Facilitate the orderly, peaceful and humane relocation of the ISFs occupying the affected areas;
- c. Ensure that all qualified families are relocated to acceptable, secure, and affordable resettlement sites that are provided with basic utilities, facilities and services;
- d. Enable all project stakeholders to participate in planning and implementing the program through a coordinative and integrated multi-sectoral approach; and
- e. Monitor the implementation of plans, programs and projects as well as the operations of the subcommittees under it.

Representatives of the PAF shall be invited as one of the Peoples' Organization (POs).

**Table 10.2-1 Members of the Local Inter-Agency Committee**

Agency/Organization	Roles and Responsibilities
<b>The concerned Local Government Units (LGUs)</b>	<ol style="list-style-type: none"> <li>a. Chair of the LIAC and execute the work plans and actions.</li> <li>b. Identify possible areas for development as relocation site within the locality and provide funds for its acquisition/infrastructure projects;</li> <li>c. Assist in the identification of off city/municipality resettlement site acceptable to the families for relocation.</li> <li>d. Constitute a surveying team from among concerned agencies and set up initial funds to carry out its function as lead agency in relocation families along the berm;</li> <li>e. Facilitate the smooth relocation of families and the orderly removal of structures</li> <li>f. Lead in the conduct a series of dialogues with the affected families</li> <li>g. Undertake necessary action to safeguard the proposed project site and prevent the entry of new illegal dwellers in the project area;</li> <li>h. Submit periodic reports to DOTC, copy furnished HUDCC, relative to the status of project implementation activities; and</li> <li>i. Perform such other functions as may be necessary to effectively carry out the provisions of RAP formulated.</li> <li>j. Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279;</li> <li>k. Assist in the identification of legitimate urban poor representation in all LIAC levels</li> <li>l. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action.</li> </ol>
<b>The Housing and Urban Development Coordination Council (HUDCC)</b>	<ol style="list-style-type: none"> <li>a. Assist in the formulation of the development plans and criteria for the selection and disposition of lots to the qualified beneficiaries;</li> <li>b. Provide general policy direction to the LIAC and make necessary recommendations to ensure the immediate resolution of major issues and concerns affecting the implementation to the said projects;</li> <li>c. Monitor the status of project implementation activities in each new relocation site;</li> <li>d. Coordinate the participation of concerned key shelter agencies, financing institutions, non-government organizations and other entities for technical and</li> </ol>

Agency/Organization	Roles and Responsibilities
	financial assistance, whenever deemed necessary, in the implementation of the projects; and e. Perform such other functions as may be necessary.
<b>The National Housing Authority (NHA)</b>	a. Provide technical assistance and data for the preparation of plans, design specification and cost estimates for the proposed relocation programs b. Undertake the subdivision survey for the lot identified as relocation site and submit survey returns to LMB/DENR for verification and approval. c. Facilitate the individual titling of lots for disposition to qualified beneficiaries of the amended Proclamation. d. Assist in the identification of resettlement site for acquisition and development and eventually for distribution to qualified beneficiaries. e. Assist in the information dissemination to project beneficiaries on the proposed projects to be implemented and monitor progress of work within Socialized Housing Project. f. Coordinate with the concerned agency in order to facilitate issuance of Special Patents for alienable and disposable lands. g. Assist in the formulation of criteria for the selection and disposition of lots to the affected families of the amended Proclamation. h. Furnish the concerned LGU with the approved subdivision plans for purposes of valuation and taxation of the subject properties. i. Coordinate with the participation of concerned key shelter agencies, financing institutions, non-government organization and other entities of the technical and financial assistance, whenever deemed necessary, in the implementation and completion of the projects. j. Perform such other functions as may be necessary.
<b>Presidential Commission for the Urban Poor (PCUP)</b>	a. Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279; b. Assist in the identification of legitimate urban poor representation in all LIAC levels c. Monitor the conduct of eviction and demolition in accordance with its mandate and Executive Order 152 as amended by Executive Order 708 and EO 69; d. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action. e. Facilitate Pre-Demolition Conference f. Perform such other functions as may be necessary.
<b>The Office of Congressional District</b>	a. To act as observer in the implementation of R.A. 7279
<b>The Commission on Human Rights (CHR)</b>	a. Monitor the conduct of demolition and eviction in accordance with its mandate. b. Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279; c. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action. d. Perform such other functions as may be necessary to effectively carryout the provision of this guidelines.
<b>Non-Government Organization (NGO)</b>	a. Assist in the continuing social preparation of affected families/beneficiaries in relation to project implementation b. Assist in the conduct of validation of appellant-families for census inclusion c. Review and assess documentary requirements submitted by demolition and eviction proponent and take the necessary action. d. Provide assistance in the conduct of social preparation activities in accordance with Section 23 of Republic Act 7279.
<b>People's Organization (PO)</b>	a. Participate in the conduct of community relations, social preparation and information dissemination activities including the drawing up the development program implementation. b. Formulate community initiative options or people's plan for their collective interest c. Participate in the decision making process over matters involving the protection and

Agency/Organization	Roles and Responsibilities
	promotion of their collective interest. d. Assist in the identification and prevention of intruders/new/ settlers in the project area.

Source: JICA Study Team

#### 10.2.4 Local Social Welfare Development

The Department of Social Welfare and Development (DSWD) is the executive department of the national government responsible for the protection of the social welfare rights of Filipinos and to promote social development. The local Social Welfare Development offices where the relocation will happen or the relocation site will be situated will be involved for purposes of ensuring the welfare and assistance for the PAPs, from and to the relocation sites.

#### 10.2.5 LGUs Urban Poor Affairs Office (UPAO)

The local offices of LGUs UPAO in the city/municipality where the relocation will take place will be involved in guiding the demolition activities to ensure that legal procedures are observed by implementing entities.

#### 10.2.6 Institutions and Agencies Related to Livelihood Rehabilitation Assistancess and Trainings

Institutions and agencies such as the Department of Agriculture (DA), Technical Education and Skills Development Authority (TESDA), Cooperative Development Authority (CDA), Department of Social Welfare and Development (DSWD) are expected to provide the Livelihood Rehabilitation Trainings to the relocated PAFs. Other relevant government agencies will be tapped to provide livelihood rehabilitation, assistance and trainings to PAPs.



## CHAPTER 11 IMPLEMENTATION SCHEDULE

The Implementation Schedule of the RAP for the NSCR Project is shown in **Table 11.1-1**. During the Detailed Design Stage of the Project, which will be carried out in Calendar Year 2016, revalidation of the census/tagging survey result shall be conducted as part of the Consulting Services for the Detailed Design. Hence, if there will be identified additional households to be affected due to changes in the design/plan and construction areas of the project as compared to the preliminary design/plan proposed under the preparatory study, the RAP shall be revised to include those additional PAPs. Accordingly, current cut-off date will be set for the census/tagging of the newly identified PAPs.

The construction of the project must commence after the implementation of the RAP. The resettlement of all PAPs including removal/demolition of their affected structures will be completed by the first quarter of 2018. Therefore, the construction/civil works can be able to start from the 2nd quarter of 2018.

The actual demolition of the structures shall be conducted with the presence of the PAPs and representatives/members of LIAC. Transportation assistance will be provided to the PAPs, including food assistance during the relocation activities. If and when, resettlement is not immediately possible for some PAPs due to the absence of available lots for relocation, these remaining PAPs will be provided by a financial assistance that is equivalent to 60 days of minimum daily wage pending the availability of the relocation site/s. The same assistance will be provided to all PAPs when the relocation site is not available immediately.

**Table 11.1-1 RAP Implementation Schedule (Tentative)**

	Responsible Organization	2015				2016				2017				2018				2019	2020	2021	2022
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q				
A	Detailed design and other consulting services	DOTC/PMO																			
B	Selection of Contractor	DOTC/PMO																			
C	Construction work	DOTC/PMO																			
D	Train Operation for Commuter	DOTC/PMO																			
1	Social Preparation																				
	Creation of PMO/RIMT	DOTC																			
	Detailed Measurement Survey (DMS) to validate the census master list of PAPs. Revision of RAP if ROW is changed.	PMO/RIMT																			
	Approval of revised RAP by JICA	JICA																			
	Creation of LIAC	PMO/RIMT																			
	Appointment of PAPs representatives to LIAC	LIAC, PAPs <sup>1</sup>																			
	Holding of public consultation meetings before DMS and after the finalization of RAP	LIAC, PMO/RIMT																			
	Hiring of external consultant or request assistance from an appropriate government agency, to conduct Social Preparation	PMO/RIMT																			
	Creation of Grievance Redress Mechanism	LIAC, PMO/RIMT																			
	Verification of eligibility of PAFs	LIAC, PMO/RIMT																			
	Implementation of livelihood training before relocation	LIAC, PMO/RIMT																			
2	Additional ROW Acquisition (for Non ISF)																				
	Parcellary Survey and Structural Survey	PMO/RIMT																			
	Appraisal of lots, structures & improvements	PMO/RIMT																			
	Submission of Offer to Buy including negotiation with Owner	PMO/RIMT																			
	Filing of Expropriation	PMO/RIMT																			
3	Relocation of Informal Settlers																				
	Determination of relocation sites	LIAC, PMO/RIMT																			
	Finalization of lot assignment	LIAC, PMO/RIMT, PAPs																			
	Construction of housing Units	LIAC, NHA, PMO/RIMT																			
	Conduct consultation meetings with affected families regarding the schedule of transfer	LIAC, PMO/RIMT, PAPs																			

	Responsible Organization	2015				2016				2017				2018				2019	2020	2021	2022
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q				
	Issuance of Notices of Demolition																				
	Creation of dismantling team with the beneficiaries (ISFs) for voluntary demolition																				
	Provide assistance (transportation assistance and meal subsidy)																				
	Actual relocation																				
(3)	Post Relocation Activities																				
	Capacity enhancement of Homeowner Associations/Housing Cooperatives of relocated sites																				
	Post-Resettlement Monitoring at resettled locations																				
	Livelihood program and capacity buildings based on the monitoring results.																				

Source: JICA Study Team

## CHAPTER 12 COST AND BUDGET

### 12.1 Estimated Cost

#### 12.1.1 Total Cost

The cost of the RAP implementation is estimated in **Table 12.1-1**, that is PhP1,315,970,000.

**Table 12.1-1 Estimated RAP Implementation Cost**

Activity	Cost Item	Amount (in 1,000 PhP)	Remarks	
<b>A. Land Acquisition and Structures</b>	Land	86,120	Estimated based on the current market values of Bulacan Provincial Assessor and City Assessors of Malolos, Meycauayan, Valenzuela and Manila	
	Structures	908,497	Estimated based on replacement cost as defined in R.A. 8974	
	Improvement	21,024	Estimated based on replacement cost as defined in R.A. 8974	
	<b>Subtotal for (A)</b>	<b>1,015,641</b>		
<b>B. Compensation</b>	Trees and cash crops	89	Estimated based on current market values of Provincial and Municipality/City Assessors	
	Damaged rice crops	10	Palay cultivated at the rice field.	
	Livelihood rehabilitation assistance	10,575	Maximum amount PhP15,000 per households including ISFs	
	Rental Subsidy	1,950	Structure owners and renters for one month rent of their current rental fee (but not more than PhP 15,000)	
	Income Loss	12,461	Compensation for income loss for CIBE declared incomes and employees/workers	
	Special Assistance for vulnerable groups	5,505	Special Assistance for vulnerable persons such as medical care due to the implementation of relocation	
	Transportation Assistance	1,520	For relocation purposes only, but not to be given in cash to PAFs	
	Food assistance	2,261	For relocating PAPs during relocation schedule (3days)	
	<b>Subtotal for (B)</b>	<b>34,371</b>		
<b>C. Development of Relocation Sites</b>	1-storey row house in Bulacan	26,040	Using NHA estimates for 1-storey row house 90 units.	
	3-storey MRH in Valenzuela City	47,970	Using NHA estimates for 3-storey medium-rise housing. 120 units.	
	<b>Subtotal for (C)</b>	<b>74,010</b>		
<b>D. RAP Implementation and monitoring</b>	LIAC coordination	4,800	Organizing and make LIAC functioning through meetings and other related activities	
	RAP finalization	4,200	Census and tagging for validation during the detailed design and Public Consultation meetings	
	Internal monitoring cost	7,400	RAP Internal monitoring cost for 2016 to 2023	
	External monitoring cost	3,900	RAP external monitoring cost for 2016 to 2023	
	<b>Subtotal for (D)</b>	<b>20,300</b>		
<b>Total (A+B+C+D)</b>		<b>1,144,322</b>		
<b>E</b>	Administration Cost	5%	57,216	5% of Total (A+B+C+D)
	Contingency	10%	114,432	10% of Total (A+B+C+D)
<b>Total (A+B+C+D+E)</b>		<b>1,315,970</b>		

Source: JICA Study Team

### 12.1.2 Cost of Affected Land

The market values of the land were obtained from the Bulacan Provincial Assessor and City Assessors of Malolos, Meycauayan and Valenzuela (see Appendix 6). The effective zonal values of the BIR were also used. **Table 12.1-2** shows the estimated values of the lands.

**Table 12.1-2 Market Value of the Affected Land (PhP/sq. m)**

City / Municipality	Residential	Commercial	Industrial	Agricultural (Riceland Irrigated)
Malolos	3,000	6,500	7,000	400
Guiguinto	3,360	5,000	2,500	950
Balagtas	1,500	2,500	1,200	800
Bocaue	2,000	2,500	2,500	1,000
Marilao	2,800	3,570	3,840	1,000
Meycauayan	3,700	6,000	6,000	500
Valenzuela	4,000	6,500	6,000	800
Manila	4,914	13,650	-	-

Source: JICA Study Team

The summary of the affected lands and acquisition costs is shown in **Table 12.1-3**.

**Table 12.1-3 Summary of Affected Lands and Costs**

City / Municipality	Residential		Commercial		Industrial		Agricultural		All Lands	
	Total Area Affected (sq. m)	Total Cost (PhP)	Total Area Affected (sq. m)	Total Cost (PhP)	Total Area Affected (sq. m)	Total Cost (PhP)	Total Area Affected (sq. m)	Total Cost (PhP)	Total Area Affected (sq. m)	Total Cost (PhP)
Malolos	2,816	7,884,520	0	0	241	1,083,600	0	0	3,441	8,968,120
Guiguinto	144	222,890	0	0	2,062	3,711,960	1,386	1,316,605	3,592	5,251,455
Balagtas	391	520,412	0	0	0	0	0	0	391	520,412
Bocaue	0	0	0	0	0	0	0	0	0	0
Marilao	89	250,320	3,978	14,201,103	0	0	312	249,200	4,379	14,700,623
Meycauayan	556	2,781,500	0	0	0	0	0	0	556	2,781,500
Valenzuela	2,157	10,784,500	4,230	26,736,128	1,016	2,032,800	87	69,760	7,491	39,623,188
Manila	2,405	11,818,170	180	2,457,000	0	0	0	0	2,585	14,275,170
<b>TOTAL</b>	<b>8,558</b>	<b>34,262,313</b>	<b>8,388</b>	<b>43,394,231</b>	<b>3,319</b>	<b>6,828,360</b>	<b>1,785</b>	<b>1,635,565</b>	<b>22,435</b>	<b>86,120,468</b>

Source: JICA Study Team

### 12.1.3 Cost of Structures

The replacement costs of the structures were obtained from the third party Civil Engineer and also from the Bulacan Provincial Assessor. **Table 12.1-4** shows the estimated unit construction costs by materials.

**Table 12.1-4 Estimated Unit Construction Costs by Materials**

Type of Materials	Bulacan Unit Construction Cost (PhP per sq. m <sup>*1</sup> )	Manila Unit Construction Cost (PhP per sq. m)	Remarks
Light materials	1,500	5,000	Wood, bamboo, nipa palm, cardboard, etc.
Semi-concrete	3,500	10,000	-
Concrete	7,500	12,000	-

Source: JICA Study Team

Note: 1) The area is based on expansion (consist of sides and base), not based on the floor area (See Appendix 6).

### (1) Light Materials

The summary of the cost of affected structures made of light materials is shown in **Table 12.1-5**.

**Table 12.1-5 Estimated Costs for Structures of Light Materials**

City / Municipality	Total Area (sq. m)	Construction Cost (PhP)
Malolos	85	127,800
Guiguinto	414	620,700
Balagtas	0	0
Marilao	1,951	2,926,500
Meycauayan	0	0
Valenzuela	2,354	3,535,035
Manila	417	2,085,000
<b>Total</b>	<b>5,221</b>	<b>9,295,035</b>

Source: JICA Study Team

### (2) Semi-concrete

The summary of the cost of affected structures made of semi-concrete is shown in **Table 12.1-6**.

**Table 12.1-6 Estimated Costs for Structures of Semi-concrete**

City / Municipality	Total Area (sq. m)	Construction Cost (PhP)
Malolos	1,651	5,777,800
Guiguinto	336	1,174,600
Balagtas	84	292,040
Marilao	2,721	9,523,500
Meycauayan	42	146,000
Valenzuela	5,561	19,461,540
Manila	4,366	43,660,000
<b>Total</b>	<b>14,761</b>	<b>70,511,980</b>

Source: JICA Study Team

### (3) Concrete

The summary of the cost of affected structures made of concrete is shown in **Table 12.1-7**.

**Table 12.1-7 Estimated Costs for Structures of Concrete**

City / Municipality	Total Area (sq. m)	Construction Cost (PhP)
Malolos	4,292	32,190,000
Guiguinto	1,514	21,920,100
Balagtas	45	334,800
Marilao	604	4,530,000
Meycauayan	702	5,266,800
Valenzuela	7,238	54,286,125
Manila	491	710,162,000
<b>Total</b>	<b>14,886</b>	<b>828,689,825</b>

Source: JICA Study Team

#### 12.1.4 Cost of Improvements

The replacement costs of the improvements were estimated based on the data from the third party Civil Engineer at current market price. The Cost for fence (per sq. m) is PhP 7,347, while cost for gate (steel) is PhP 24,501 per gate. The cost of water tank including water pump and construction cost is PhP 150,000.

The summary of the affected improvements is shown in **Table 12.1-8**.

**Table 12.1-8 Summary of Affected Improvements**

City / Municipality	Improvements						Total Cost Improvements (PhP)
	Fence		Gate		Others		
	Area (sq. m)	Cost (PhP)	Number	Cost (PhP)	Number	Cost (PhP)	
Malolos	1,132	8,320,257	13	312,663	0	0	8,632,920
Guiguinto	713	5,240,248	0	0	0	0	5,240,248
Balagtas	0	0	0	0	1 <sup>*1</sup>	150,000	150,000
Marilao	0	0	0	0	0	0	0
Meycauayan	114	857,558	0	0	0	0	857,558
Valenzuela	836	6,142,6068	0	0	0	0	6,142,606
<b>Total</b>	<b>2,796</b>	<b>24,331,884</b>	<b>13</b>	<b>312,663</b>	<b>1</b>	<b>150,000</b>	<b>21,023,332</b>

Source: JICA Study Team

Note: 1) Water tank and water pump

#### 12.1.5 Cost of Trees and Plants

The market prices of trees and plants were obtained from the Bulacan Provincial Assessor's Office (See Appendix 6).

The summary of the affected trees and plants is shown in **Table 12.1-9**.

**Table 12.1-9 Summary of Affected Trees and Plants**

City / Municipality	Fruit trees <sup>*1</sup>		Timber / Non fruit bearing trees <sup>*2</sup>		Plants / Cash Trees <sup>*3</sup>		All trees and Plants	
	Number	Total Cost (PhP)	Number	Total Cost (PhP)	Number	Total Cost (PhP)	Number	Total Cost (PhP)
Malolos	26	15,346	3	908	4	276	33	16,530.00
Guiguinto	17	11,580	6	2,300	3	189	26	14,069.00

Balagtas	0	0	0	0	0	0	0	-
Marilao	0	0	0	0	0	0	0	-
Meycauayan	0	0	0	0	0	0	0	-
Valenzuela	90	42,196	248	3760	19	12,418.7	357	58,374.70
<b>Total</b>	<b>133</b>	<b>69,122</b>	<b>257</b>	<b>6,968</b>	<b>26</b>	<b>12,884</b>	<b>416</b>	<b>88,973.70</b>

Source: JICA Study Team

Note: 1) Fruit bearing trees: Mango, Coconut/Buco, Jackfruit/Langka, Santol, Kamatchile, Duhat, Tamarind/Sampaloc, Aratiles/Manzanita, Guava/Bayabas, Macopa, Kaimito, Avocado, Atis, Casoy/Kasuy  
2) Timber, Non-fruit bearing trees: Narra, Acacia, Talisay, Bangkal, Balite  
3) Plants, Cash crops: Banana, Papaya, Atsuete, Malunggay, Cassava, Cacao

### 12.1.6 Damaged Crops

The affected areas of the riceland in Bulacan are 0.4 ha in Valenzuela depot site and 33.8 in Marilao depot site. Palay production per hectare is 40 sacks (at 35 kg per sack). NFA buying price of palay (direct from farmers) is now Php 17.40 per kg (<http://www.nfa.gov.ph>).

It is estimated that at least 70% of the area is planted to palay, total compensation for damaged palay crops therefore:

- $1,400 \text{ kg/ha} \times 0.4 \text{ ha} \times \text{Php } 17.40 = \text{Php } 9,744$  in Valenzuela depot site

### 12.1.7 Special Assistance for Vulnerable Groups

The estimated cost of the special assistance for vulnerable groups was calculated based on the data taken from the socio economic profile summarized in Chapter 4. **Table 4.4-3** shows the total number of vulnerable PAPs. This allowance for vulnerable groups is PhP 10,000 per households, but will not be provided in cash to the respective households.

The total number of affected households with vulnerable persons are 504 households. Thus the estimated cost is PhP 10,000 x 504 = PhP 5,040,000.

Lump Sum Budget for medical assistance:

Assuming PhP5,000 per person who needs assistance =  $93 \times \text{Php } 5,000 = \text{Php } 465,000$ .

### 12.1.8 Relocation Site Development

As explained in Section 8.8, the cost for relocation site development by the NHA is done in package.

The total cost of 1-storey row house type is PhP 310,000 per household, while, the cost for 3-storey MRH is 410,000 .

It is assumed that the 3-storey MRH will be prepared for 120 of affected ISFs in Valenzuela City, 50 of affected ISFs in Manila, and 1-storey row house unit is prepared for 40 of affected ISFs in Bulacan and .

The total estimated cost is PhP 77,100,000, computed as follows.

- $120 \times \text{Php } 410,000 = \text{Php } 49,200,000$  for the 3-storey MRH



- $90 \times \text{Php } 310,000 = \text{Php } 27,900,000$  for the 1-storey row house unit.

### 12.1.9 Other Costs

#### (1) Rental Subsidy

The rental subsidy is estimated by the following equation:

- Number of renters (residential) x Current rental fee x 3 month (PhP15,000 ) =  
 $130 \times \text{PhP } 15,000 = \text{Php } 1,950,000$

#### (2) Income loss

The total income loss PhP 12,460,600 is estimated by the following equation:

- Number of Vendors (Caloocan) x One month average monthly income =  
 $103 \times \text{Php } 10,816 = \text{Php } 1,114,048$
- Number of PAPs with business x One month average monthly income =  
 $56 \times \text{Php } 64,470 = \text{Php } 3,610,320$
- Number of workers employed in affected business x One month salary (based on minimum daily wage rate prescribed by regional wage board) =  
 $\text{Php } 324/\text{day (in Bulacan)} \times 56 \text{ workers} \times 26 \text{ working days} = \text{Php } 471, 744$   
 $\text{Php } 429/\text{day (in Manila)} \times 322 \text{ workers} \times 26 \text{ working days} = 3,591,588$
- Number of commercial stall tenants (Cluster Building 2) x One month average monthly income =  $77 \times \text{Php } 47,700 = \text{Php } 3,672,900$

Note that this estimate does not include the income loss of 2 tenants because Robinsons Supermarket and Metro Bank did not disclose their income information during the socio-economic survey.

#### (3) Livelihood Rehabilitation Assistance

To be given in the form of skills training or other development activities, and estimated by the following equation:

- Vulnerable households: Number of households x PhP 15,000 =  
 $504 \times \text{Php } 15,000 = \text{Php } 7,560,000$
- PAPs who will engage in new income activity: Number of PAPs x PhP 15,000 =  
 $201 \times \text{Php } 15,000 = \text{Php } 3,015,000$

#### (4) Transportation assistance

To be provided by NHA who will hire trucks to transport relocating PAPs, including their families and stuff. This will be included in the funds to be provided by DOTC to NHA, per the MOA that they will sign. Lump Sum Budget, assuming PhP 5,000 per households =

- $201 \times \text{PhP } 5,000 = 1,005,000$

Also transportation assistance for vendors in Caloocan:

- $103 \times \text{PhP } 5,000 = 515,000$

#### (5) Food Assistance

For relocating PAPs during relocation schedule, to be computed as:

- 201 of ISFs = 1,005 individual (5 members per household) to be relocated.
- 3 meals of PhP 750 x 3 days per PAPs = PhP 2,250
- PhP 2,250 x 1,005 PAPs = PhP 2,261,250

#### **(6) LIAC Coordination**

Organizing and make LIAC functioning through meetings and other related activities at 8 affected cities:

- Lump Sum Budget, assuming PhP 600,000 per city =  
8 x PhP 600,000 = PhP 4,800,000.

#### **(7) RAP Finalization (During Detailed Design)**

The Detailed Measurement Survey including census and tagging for validation during the detailed design and a series of the public consultation meetings:

- Lump Sum Budget = PhP 4,200,000.

#### **(8) Internal Monitoring Cost (During RAP implementation)**

For 2016 to 2021, there will be 34 monthly reports, one inception and two final reports for internal monitoring prepared by RIMT:

- Lump Sum Budget, assuming PhP 200,000 per report =  
37 x PhP 200,000 = PhP 7,400,000.

#### **(9) External Monitoring Cost (During and Post RAP Implementation)**

For 2016 to 2021, there will be 11 semi-annual reports, one inception and one final report for external monitoring prepared by the third party:

- Lump Sum Budget, assuming PhP 300,000 per report =  
13 x PhP 300,000 = PhP 3,900,000.

## **12.2 Budget and Financing Plan**

### **12.2.1 Funds for RAP Implementation**

Funds for the implementation of the RAP, that will include compensation, relocation and livelihood assistance, and external monitoring, will be included in the DOTC's project budget.

### **12.2.2 Update of the Cost Estimation**

The estimated resettlement costs (used for assessment of compensation), based on the prevailing market rates of the materials in 2013, will remain valid during the implementation period. Any unforeseen factors that will cause delays beyond 12 months, the rates for structures and fixed assets will be reviewed and adjusted as needed.

### **12.2.3 Procedures for Flow of Funds**

The DOTC will be responsible for providing the funds for the implementation of the RAP. The PMO/RIMT, upon approval by its approving committee or department, shall request the necessary funds to the Central Office of DOTC to implement the RAP. The DOTC-PMO/RIMT, in coordination with its other internal department or committee and LIAC, shall handle the compensation and payments of the PAFs.

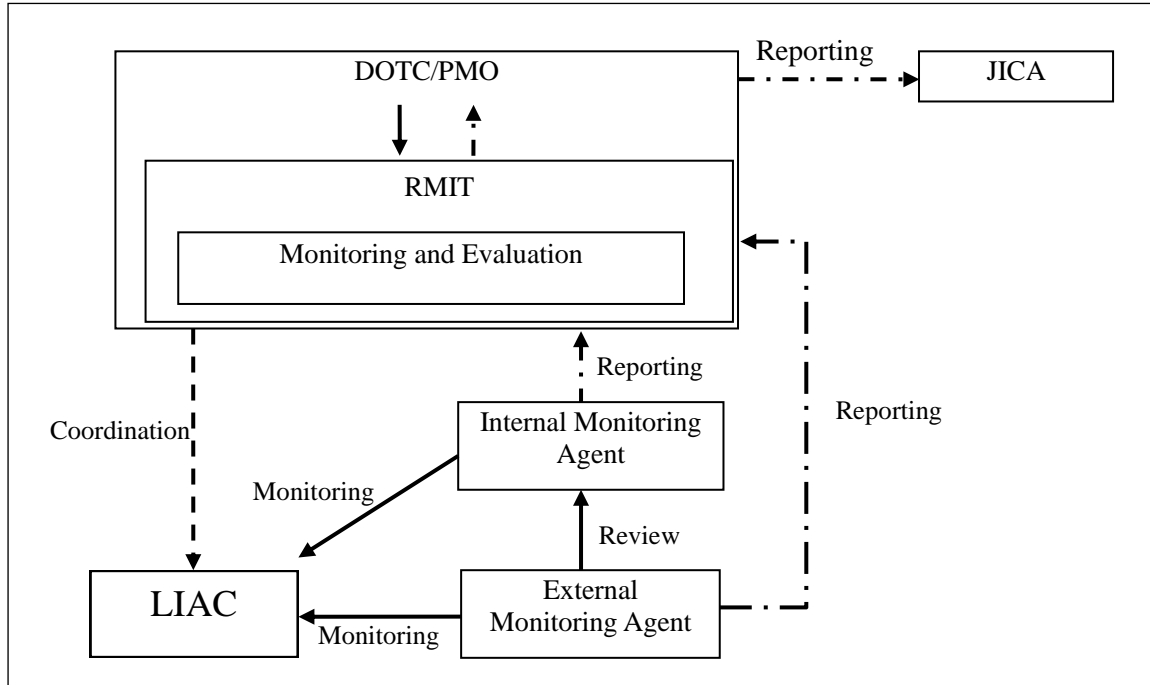
## CHAPTER 13 MONITORING AND EVALUATION

### 13.1 Internal Monitoring

The DOTC-PMO and RIMT will organize an Internal Monitoring Agent (IMA) to undertake independent internal monitoring and evaluation of the RAP (See **Figure 13.1-1**).

The tasks and obligations of the IMA are to:

- (a) Supervise and monitor the implementation of the RAP, on a regular basis, in coordination with the LIAC. The findings will be documented by IMA in the quarterly report to be submitted to the RIMT, for eventual submission to JICA by the DOTC-PMO.
- (b) Verify the re-inventory of baseline information of all PAFs whether it has been carried out and that the valuation of assets lost or damaged, the provision of compensation and other entitlements, and relocation, if any, has been carried out in accordance with the JICA Guidelines and other applicable Philippine laws, and the RAP.
- (c) Ensure that the RAP is implemented as designed and planned.
- (d) Verify that funds provided by the RIMT for the implementation of the RAP are given in a timely manner and the amount is sufficient for each activity and for the purpose.
- (e) Record all grievances, specially its nature, and its corresponding resolution, and ensure that complaints are handled in a prompt manner.



*Source: JICA Study Team*

**Figure 13.1-1 Internal Monitoring and External Monitoring Implementation Scheme**

### **13.2 External Monitoring and Evaluation**

The RIMT will also commission an External Monitoring Agent (EMA) to undertake independent external monitoring and evaluation. The EMA is either a qualified individual or a consultancy firm with qualified and experienced staff (See **Figure 13.1-1**).

The Terms of Reference of the engagement of the EMA shall be prepared by the DOTC and shall be acceptable to the JICA prior to the engagement.

The tasks of the EMA shall be the following:

1. Verify results of internal monitoring by the Internal Monitoring Agent (IMA);
2. Verify and assess the results of the information campaign for PAPs rights and entitlements;
3. Verify that the compensation process has been implemented with the established procedures are properly communicated with the PAPs during the consultation meetings;
4. Assess whether resettlement objectives have been met, specifically, on the restoration or enhancement of livelihoods and living standards;
5. Assess the efficiency, effectiveness, impact and sustainability of the implemented resettlement plan and draw lessons from it (RAP) to serve as guide to future resettlement;
6. Ascertain whether the resettlement were appropriate to meet the objectives, and whether the objectives were suited to PAP conditions;
7. Suggest modification in the implementation procedures of the RAP, if necessary, to achieve the principles and objectives of the Resettlement Policy;
8. Review how compensation rates were evaluated; and
9. Review of the handling of compliance and grievance cases.

External monitoring and evaluation will be of two kinds: 1) random observation visits and 2) consultation with PAFs, both at their current residence area and at their relocation site.

### **13.3 Stages and Frequency of Monitoring**

The stages and monitoring frequency by the IMA and EMA are as follows:

#### **(1) Inception Report**

This is the first activity for both IMA and EMA to determine whether or not the RAP was implemented according to its plan and with this Policy.

The IMA/EMA will submit an Inception Report and Compliance Report one month after receipt of Notice to Proceed for the engagement. The engagement of the IMA/EMA shall be scheduled to meet the Policy's requirement of concluding RAP implementation activities at least one (1) month prior to the start of civil works.

#### **(2) IMA Monthly Monitoring**

The IMA will conduct a monthly monitoring of activities related to RAP implementation.

**(3) IMA Final Evaluation**

This will be conducted three months after the completion of payments of compensation to PAFs.

**(4) IMA Post-Resettlement Semi-Annual Monitoring and Evaluation**

This activity will be undertaken every 6 months until the construction works end, to determine whether the social and economic conditions of the PAFs after the implementation of the project have improved.

When the living standards of the PAF have not improved or have become worse, or if their present means of livelihood have become non-viable, DOTC, in coordination with other appropriate institutions, will provide assistances, such as skills and livelihood trainings.

**(5) EMA Semi-Annual Monitoring**

This activity will be undertaken every 6 months until the construction works end to follow-up whether the social and economic conditions of the PAFs after the implementation of the project have improved.

When the living standards of the PAFs have not improved or have become worse, or their present means of livelihood have become non-viable, DOTC, in coordination with other appropriate institutions, will provide assistances, such as skills and livelihood trainings.

**(6) IMA / EMA Final Evaluation and Proposal Report**

Final Evaluation and Proposal Report will be submitted one month after the completion of the construction work.

**13.4 Schedule of Implementation of RAP and Monitoring**

The PMO/RIMT with the aid of other entities and agencies shall establish a schedule for the RAP implementation and the required monitoring taking into account the project’s implementing schedule. It is expected that one month prior to the start of the civil works, all RAP activities have been determined by the IMA and EMA as having been concluded.

**Table 13.4-1 RAP Monitoring Schedule**

	<b>Internal Monitoring</b>	<b>External Monitoring</b>
RAP Implementation Period (January 2016 to March 2018: 27 months)	<ul style="list-style-type: none"> <li>• Inception Report (1)</li> <li>• Monthly Monitoring and Reporting (27)</li> <li>• Final evaluation (1)</li> </ul>	<ul style="list-style-type: none"> <li>• Inception Report (1)</li> <li>• Semi-Annual Report (4)</li> </ul>
Construction Period (April 2018 – October 2021:42 months)	<ul style="list-style-type: none"> <li>• Semi-Annual Monitoring and Reporting (7)</li> <li>• Final Evaluation Report (1)</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-Annual Report (7)</li> <li>• Final Report (1)</li> </ul>

*Source: JICA Study Team*

### 13.5 Reporting

The IMA and the EMA are accountable to the PMO/RIMT. The PMO submits copy of their reports to JICA.

### 13.6 Monitoring Indicators

Monitoring Indicators are shown in **Table 13.6-1**.

**Table 13.6-1 Internal and External Monitoring Indicators**

Monitoring Indicators	Basis for Indicators/Check List
A. For the IMA	
1. Budget and timeframe	<ul style="list-style-type: none"> <li>• Have all land acquisition and resettlement staff been appointed and mobilized for the field and office work on schedule?</li> <li>• Have capacity building and training activities been completed on schedule?</li> <li>• Are settlement implementation activities being achieved against the agreed implementation plan?</li> <li>• Are funds for resettlement being allocated to resettlement agencies on time?</li> <li>• Have resettlement offices received the scheduled funds?</li> <li>• Have funds been disbursed according to the RAP?</li> <li>• Has the social preparation phase taken place as scheduled?</li> <li>• Have all land been acquired and occupied in time for project implementation?</li> </ul>
2. Delivery of Compensation and Entitlements	<ul style="list-style-type: none"> <li>• Have all PAFs received entitlements according to amounts and categories of loss set out in the entitlement matrix?</li> <li>• Have PAFs received payments for affected structures on time?</li> <li>• Have all received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule?</li> <li>• Have all replacement land plots or contracts been provided? Was the land developed as specified? Are measures in train to provide land titles to PAFs?</li> <li>• How many PAFs resorted to expropriation?</li> <li>• How many PAF households have received land titles?</li> <li>• How many PAFs have received housing as per relocation options in the RAP?</li> <li>• Does house quality meet the standards agreed?</li> <li>• Have relocation sites been selected and developed as per agreed standards?</li> <li>• Are the PAFs occupying the new houses?</li> <li>• Are assistance measures being implemented as planned for host communities?</li> <li>• Is restoration proceeding for social infrastructure and services?</li> <li>• Are the PAFs able to access schools, health services, cultural sites and activities at the level of accessibility prior to resettlement?</li> <li>• Are income and livelihood restoration activities being implemented as set out in income restoration plan? For example utilizing replacement land, commencement of production, numbers of PAFs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted?</li> <li>• Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?</li> </ul>
3. Public Participation and Consultation	<ul style="list-style-type: none"> <li>• Have consultations taken place as scheduled including meetings, groups, and community activities? Have appropriate resettlement leaflets been prepared and distributed?</li> <li>• How many PAFs know their entitlements? How many know if they have been</li> </ul>

Monitoring Indicators	Basis for Indicators/Check List
	<p>received?</p> <ul style="list-style-type: none"> <li>• Have any PAFs used the grievance redress procedures? What were the outcomes?</li> <li>• Have conflicts been resolved?</li> <li>• Was the social preparation phase implemented?</li> </ul>
4. Benefit monitoring	<ul style="list-style-type: none"> <li>• What changes have occurred in patterns of occupation, production and resources use compared to the pre-project situation?</li> <li>• What changes have occurred in income and expenditure patterns compared to pre-project situation? What have been the changes in cost of living compared to pre-project situation? Have PAFs' incomes kept pace with these changes?</li> <li>• What changes have taken place in key social and cultural parameters relating Monitoring Indicators Basis for Indicators / Check List to living standards?</li> <li>• What changes have occurred for vulnerable groups?</li> </ul>
<b>B. For the EMA</b>	
1. Basic information on PAP households	<ul style="list-style-type: none"> <li>• Location</li> <li>• Composition and structures, ages, education and skills levels</li> <li>• Gender of household head</li> <li>• Ethnic group</li> <li>• Access of health, education, utilities and other social services</li> <li>• Housing type</li> <li>• Land use and other resource ownership patterns</li> <li>• Occupation and employment patterns</li> <li>• Income sources and levels</li> <li>• Agricultural production data (for rural households)</li> <li>• Participation in neighborhood or community groups</li> <li>• Access to cultural sites and events</li> <li>• Value of all assets forming entitlements and resettlements and resettlement entitlements</li> </ul>
2. Restoration of living standards	<ul style="list-style-type: none"> <li>• Were house compensation payments made free of depreciation, fees or transfer costs to the PAF?</li> <li>• Have PAFs adopted the housing options developed?</li> <li>• Have perceptions of "community" been restored?</li> <li>• Have PAFs achieved replacement of key social cultural elements?</li> </ul>
3. Restoration of Livelihoods	<ul style="list-style-type: none"> <li>• Were compensation payments made free of deduction for depreciation, fees or transfer costs to the PAF?</li> <li>• Were compensation payments sufficient to replace lost assets?</li> <li>• Did transfer and relocation payments cover these costs?</li> <li>• Did income substitution allow for re-establishment of enterprises and production?</li> <li>• Have enterprises affected received sufficient assistance to re-establish themselves?</li> <li>• Have vulnerable groups been provided income-earning opportunities? Are these effective and sustainable?</li> <li>• Did the jobs provided restore pre-project income levels and living standards?</li> </ul>
4. Levels of PAP Satisfaction	<ul style="list-style-type: none"> <li>• How much do PAFs know about resettlement procedures and entitlements?</li> <li>• Do PAFs know their entitlements?</li> <li>• Do they know if these have been met?</li> <li>• How do PAFs assess the extent to which their own living standards and livelihood been restored?</li> <li>• How much do PAFs know about grievance procedures and conflict resolution procedures? How satisfied are those who have used said mechanisms?</li> </ul>



Monitoring Indicators	Basis for Indicators/Check List
5. Effectiveness of Resettlement Planning	<ul style="list-style-type: none"> <li>• Were the PAFs and their assets correctly enumerated?</li> <li>• Was the time frame and budget sufficient to meet objectives?</li> <li>• Were entitlements too generous?</li> <li>• Were vulnerable groups identified and assisted?</li> <li>• How did resettlement implementers deal with unforeseen problems?</li> </ul>
6. Other Impacts	<ul style="list-style-type: none"> <li>• Were there unintended environmental impacts?</li> <li>• Were there unintended impacts on employment or incomes?</li> </ul>

*Source: LARRIP, 3rd edition, 2007*

## CHAPTER 14 PUBLIC CONSULTATIONS

In order to ensure public involvement, through the process of resettlement planning, DOTC conducted the stakeholder consultation meetings and public consultation meetings. In addition, the focus group discussions (FGDs) were also held for the vulnerable groups or persons, such as women, elders and the poor.

The date and venue of the public consultation meetings was informed to the affected LGUs such as municipalities and barangays by the official request letter from DOTC. In order to gather and reflect public opinions of the affected PAFs, the invitation letters to the public consultation meetings were also directly distributed to the potential PAFs.

### 14.1 Public Consultation Meeting (Malolos to Caloocan)

#### 14.1.1 First Round Public Consultation Meeting

Three public consultations were held in three different places as shown in **Table 14.1-1**. In three public consultation meetings, the outline of the NSCR project, and the schedules for census and tagging and the cut-off dates were announced.

The main opinions and views of participants are summarized in **Table 14.1-2**, together with how these concerns were reflected in the draft RAP as well as the structural plan.

During the first public consultation meetings, the participants expressed their concern that the embankment may worsen the flooding problem in the area and may cause access blocking. However, it was explained to them that vertical clearance of viaduct and storm water drainage will be considered in the detailed design. Concerns on land acquisition and compensation for those affected structures were also discussed. Generally, the people have no objection to the project.

**Table 14.1-1 First Round Public Consultations: Malolos to Valenzuela**

Date and Time	Venue	Target Affected Cities and Municipalities	Main Participants	No. of Participants
October 7, 2013 1:30pm – 4:30pm	Hiyas Convention Center, Malolos, Bulacan	Malolos, Guiguinto, and Balagtas	PAPs, LGUs (Municipalities and Barangays), PCUP, Northrail, DPWH, Business entities	31
October 8, 2013, 1:30pm – 4:30pm	Marilao Convention Center, Marilao, Bulacan	Bocaue and Marilao	PAPs, LGUs (Municipalities and Barangays), PCUP, Northrail	18
October 9, 2013, 1:30pm – 4:30pm	AVR Legislative Bldg, City Hall of Valenzuela, Valenzuela City	Valenzuela and Meycauayan	PAPs, LGUs (Municipalities and Barangays), Northrail	25

*Source: JICA Study Team*

**Table 14.1-2 Summary of Main Opinions and Concerns of First Public Consultations**

Major Opinions/Concerns	Reflections/Countermeasures
<b>Malolos, Guiguinto, and Balagtas</b>	
Structure plan of the NSCR project: <ul style="list-style-type: none"> <li>• Embankment may worsen flooding and cause access blocking.</li> </ul>	<ul style="list-style-type: none"> <li>• Majority of structures (guide ways and stations) are planned to be elevated. Vertical clearance of viaduct and storm water drainage will be considered in the detailed design.</li> </ul>
Land Acquisition: <ul style="list-style-type: none"> <li>• Affected structures</li> </ul>	<ul style="list-style-type: none"> <li>• The width of ROW for the NSCR project is 15m. Affected structures must be compensated at full replacement cost.</li> </ul>
<b>Bocaue and Marilao</b>	
Structure plan of the NSCR project: <ul style="list-style-type: none"> <li>• Embankment may worsen flooding and cause access blocking.</li> </ul>	<ul style="list-style-type: none"> <li>• Majority of structures (guide ways and stations) are planned to be elevated. Vertical clearance of viaduct and storm water drainage will be considered in the detailed design.</li> </ul>
Land Acquisition and Resettlement: <ul style="list-style-type: none"> <li>• Once relocation had been done by the Northrail project. The census survey will be second time.</li> </ul>	<ul style="list-style-type: none"> <li>• The census survey will be conducted for the PAPs of the affected areas due to the additional land acquisition for NSCR projects.</li> </ul>
<b>Valenzuela and Meycauayan</b>	
Structure plan of the NSCR project: <ul style="list-style-type: none"> <li>• Utilization of the open space under the viaduct</li> </ul>	<ul style="list-style-type: none"> <li>• Storm water drainage will be considered in the detailed design. The utilization of open space should be discussed with DOTC and LGUs.</li> </ul>
Socio-economic survey: <ul style="list-style-type: none"> <li>• The procedure how the census survey is carried out.</li> </ul>	<ul style="list-style-type: none"> <li>• The procedures of the socio-economic survey were explained to the PAPs and carried out in coordination with the barangays.</li> </ul>
Compensation: <ul style="list-style-type: none"> <li>• Compensation for affected structures</li> </ul>	<ul style="list-style-type: none"> <li>• In accordance with the JICA Guidelines, compensation must be based on the full replacement cost as much as possible.</li> </ul>

Source: JICA Study Team

#### 14.1.2 Second Round Public Consultation Meeting

The second round public consultation meetings was held as the stakeholder consultation meetings in three different places to explain the main findings of the RAP survey together with the main findings of the EIA survey. (Table 14.1-3)

The main opinions and views of participants are summarized in Table 14.1-4. This table also shows how these concerns are reflected in the draft RAP.

On the second round of public consultation meetings, the PAPs raised their concern for those who were not included in the census for different reasons. Concerns on land acquisition and compensation thereof were discussed again. Preferences on relocation sites and questions on employment opportunities were noted. Generally, the people perceive the project to be “good” as this will contribute to the overall progress of the country.

**Table 14.1-3 Second Round Public Consultations**

<b>Date and Time</b>	<b>Venue</b>	<b>Target Affected Cities and Municipalities</b>	<b>Main Participants</b>	<b>No. of Participants</b>
November 11, 2013 1:30pm – 4:30pm	Marilao Convention Center, Marilao, Bulacan	Bocaue and Marilao	PAPs, LGUs (Bulacan Province, Municipalities and Barangays), NHA, Northrail	56
November 12, 2013 1:30pm – 4:30pm	AVR Legislative Bldg, City Hall of Valenzuela, Valenzuela City	Valenzuela and Meycauayan	PAPs, LGUs (Municipalities and Barangays), PCUP, Northrail	62
November 13, 2013 1:30pm – 4:30pm	Hiyas Convention Center, Malolos, Bulacan	Malolos, Guiguinto, and Balagtas	PAPs, LGUs (Municipalities and Barangays), Northrail, PCUP	55

Source: JICA Study Team

**Table 14.1-4 Summary of Main Opinions and Concerns of Second Public Consultations**

<b>Major Opinions/Concerns</b>	<b>Reflections/Countermeasures</b>
<b>Malolos, Guiguinto, and Balagtas</b>	
Land Acquisition: <ul style="list-style-type: none"> <li>Not censused this time by NSCR project</li> </ul>	<ul style="list-style-type: none"> <li>The width of ROW for the NSCR project is 15m. The draft RAP was prepared for the PAPs due to the additional land acquisition for NSCR projects.</li> </ul>
Compensation: <ul style="list-style-type: none"> <li>Compensation for affected lands and structures</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the JICA Guidelines, compensation must be based on the full replacement cost as much as possible.</li> </ul>
Validation of the census survey: <ul style="list-style-type: none"> <li>During the census survey, not censused because of absence.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the result of the detailed design, the detailed measurement survey for validation will be conducted.</li> </ul>
Relocation site: <ul style="list-style-type: none"> <li>Preference and possible relocation site</li> <li>Existing relocation sites</li> </ul>	<ul style="list-style-type: none"> <li>The PAP's preference of the relocation site locations should be considered in a relocation site development plan in the draft RAP. The remaining housing lots in the existing relocation sites shall be also examined. The LIAC will review and discuss the relocation sites.</li> </ul>
Employment opportunity: <ul style="list-style-type: none"> <li>Employment opportunity for NSCR project</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the Philippines laws, skilled and unskilled labor will be preferentially employed from the affected areas.</li> </ul>
<b>Bocaue and Marilao</b>	
Land Acquisition: <ul style="list-style-type: none"> <li>Not censused by the Northrail project, but censused this time by NSCR project</li> </ul>	<ul style="list-style-type: none"> <li>The width of ROW for the NSCR project is 15m. The draft RAP was prepared for the PAPs due to the additional land acquisition for NSCR projects.</li> </ul>
Compensation: <ul style="list-style-type: none"> <li>Compensation for affected lands and structures</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the JICA Guidelines, compensation must be based on the full replacement cost as much as possible.</li> </ul>
Validation of the census survey: <ul style="list-style-type: none"> <li>During the census survey, not censused because</li> </ul>	<ul style="list-style-type: none"> <li>Based on the result of the detailed design, the detailed</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
of absence.	measurement survey for validation will be conducted.
Relocation site: • Preference and possible relocation site	• The PAP's preference of the relocation site locations should be considered in a relocation site development plan in the draft RAP. The LIAC will review and discuss the relocation sites.
Employment opportunity: • Employment opportunity for NSCR project	• In accordance with the Philippines laws, skilled and unskilled labor will be preferentially employed from the affected areas.
<b>Valenzuela and Meycauayan</b>	
Land Acquisition: • Not censused by the Northrail project, but censused this time by NSCR project	• The width of ROW for the NSCR project is 15m. The draft RAP was prepared for the PAPs due to the additional land acquisition for NSCR projects.
Compensation: • Compensation for affected lands and structures	• In accordance with the JICA Guidelines, compensation must be based on the full replacement cost as much as possible.
Relocation site: • Preference and possible relocation site	• The PAP's preference of the relocation site locations should be considered in a relocation site development plan in the draft RAP. The LIAC will review and discuss the relocation sites.
Validation of the census survey: • During the census survey, not censused because of absence.	• Based on the result of the detailed design, the detailed measurement survey for validation will be conducted.

Source: JICA Study Team

### 14.1.3 Third Round Public Consultation Meeting

The third round of Public Consultation Meetings was held in three places in Bulacan and one place in Valenzuela, as shown in **Table 14.1-5**. The meeting sought to 1) to explain the outline of the NSCR project, (2) to explain the social preparation on relocation sites and seek the cooperation of LGUs, stakeholders and PAPs, as well as (3) to obtain comments and suggestions of the stakeholders and take note of the social considerations raised in the meeting.

The main opinions and views of participants are summarized in **Table 14.1-6**. This table also shows that how these concerns are reflected in the draft RAP.

On the third round of public consultation, the meeting was focused more on the process of land acquisition and the corresponding compensation for the affected structures as well as the options for relocation sites.

**Table 14.1-5 Third Round Public Consultation Meeting**

Date and Time	Venue	Target Affected Cities and Municipalities	Main Participants	Number of Participants
February 5, 2014 1:30-4:00pm	Hiyas ng Bulacan Convention Center,	Malolos, Guiguinto and Balagtas	PAPs, LGUs (Municipalities and Barangays) , DPWH,	65

	Provincial Capitol Compound, Malolos		DSWD, NHA, Northrail, PNR, PCUP	
February 6, 2014 1:30-4:00pm	Marilao Guillermo Convention Center, Marilao, Bulacan	Marilao	PAPs, LGUs (Municipalities and Barangays), NHA	303
February 7, 2014 1:30-4:30pm	Marilao Guillermo Convention Center, Marilao, Bulacan	Bocuae	PAPs, LGUs (Barangays)	240
March 6, 2014, 13:40-1600 PM	AVR Legislative Bldg, City Hall of Valenzuela, Valenzuela City	Valenzuela and Meycauayan	PAPs, LGUs (City and Barangays), NHA, DPWH, MNTC and DSWD	72

Source: JICA Study Team

**Table 14.1-6 Summary of Main Opinions and Concerns of Third Public Consultations**

Major Opinions/Concerns	Reflections/Countermeasures
<b>Malolos, Guiguinto and Balagtas</b>	
Compensation: <ul style="list-style-type: none"> <li>PAPs living on private land</li> </ul>	<ul style="list-style-type: none"> <li>The private landowners will be compensated but will not be entitled to relocation. Lots and structures are compensated based on the market value. Land for land (land swap) is also considered for entitlement.</li> </ul>
Validation of the census survey: <ul style="list-style-type: none"> <li>Not censused last October but is a PAP</li> </ul>	<ul style="list-style-type: none"> <li>Based on the result of the detailed design, the detailed measurement survey will be conducted. Those who were out during the census survey may present evidence that they are structure owners, renters and/or sharers qualifications of beneficiaries will be discussed in the LIAC.</li> </ul>
Relocation site: <ul style="list-style-type: none"> <li>Preference and possible relocation site</li> <li>Monthly payment for relocation sites</li> <li>Concern for access to basic social services in relocation site</li> </ul>	<ul style="list-style-type: none"> <li>While according to NHA there are no existing units available for relocation within the municipality, the PAP's preferences will be considered in the site development plan for the draft RAP. The LIAC will review and discuss the relocation sites.</li> <li>The table for the schedule of amortization payments by NHA was presented.</li> <li>Water and electricity connection will be provided in relocation sites.</li> </ul>
Employment opportunity: <ul style="list-style-type: none"> <li>Suggested that DSWD-Region 3 be invited in order to assess the livelihood needs of the PAPs</li> </ul>	<ul style="list-style-type: none"> <li>DSWD has a livelihood component and it has been suggested that the DSWD representative in the LIAC would determine and facilitate the livelihood needs of the PAPs.</li> </ul>
Structure plan of the NSCR Project: <ul style="list-style-type: none"> <li>Embankment may cause the blocking of the waterway</li> </ul>	<ul style="list-style-type: none"> <li>Majority of structures are planned to be elevated. There will be no increase of risk of flooding due to construction of the viaduct. Remediation may also be considered during the detailed design stage.</li> </ul>
Contact person for further concerns: <ul style="list-style-type: none"> <li>DOTC Contact Person</li> </ul>	<ul style="list-style-type: none"> <li>A satellite office of DOTC as well as the main office should be considered.</li> </ul>
<b>Marilao</b>	

Major Opinions/Concerns	Reflections/Countermeasures
Validation of the census survey: <ul style="list-style-type: none"> <li>Not censused last October and not included in the Masterlist</li> </ul>	<ul style="list-style-type: none"> <li>Based on the result of the detailed design, validation survey will be conducted. Those who were out during the census survey may present evidence for qualification. Beneficiaries will be discussed in the LIAC.</li> </ul>
Relocation site: <ul style="list-style-type: none"> <li>Preference and possible relocation site</li> </ul>	<ul style="list-style-type: none"> <li>The proposed relocation sites presented in the meeting are not yet final. The PAP's preference will be considered in the site development plan for the draft RAP. The LIAC will review and discuss the relocation sites.</li> </ul>
Compensation <ul style="list-style-type: none"> <li>Qualified beneficiaries</li> <li>Amount of Compensation</li> <li>Transfer of eligibility from senior citizen to daughter</li> </ul>	<ul style="list-style-type: none"> <li>Those interviewed last October 2013 are qualified for the relocation package or cash compensation. Absentee structure owners – those who reside in other areas and rent/lease the structure are not qualified for the relocation or cash compensation package. In cases of co-owners, they are eligible to only one structure.</li> <li>The cash compensation would be based on the replacement cost of the present market value of structures.</li> <li>A Senior Citizen PAP can transfer the eligibility to the son/daughter provided that the person is living with him/her. Such concerns should be raised to the LIAC.</li> </ul>
<b>Bocause</b>	
Right of way and tentative affected areas, structures and PAFs <ul style="list-style-type: none"> <li>Number of PAFs per barangay</li> <li>Number of PAFs and exact location</li> </ul>	<ul style="list-style-type: none"> <li>Requests for a satellite image and the number of PAFs per barangay will be reported in the draft RAP and should be requested to DOTC.</li> <li>The invitation letters were distributed only to the PAFs. Those who did not receive but who attended the meeting are not PAFs.</li> </ul>
Relocation site: <ul style="list-style-type: none"> <li>Relocation sites in Bocause were proposed, namely: (1) Northville V, Brgy. Batia, (2) St. Martha Estates Homes, Brgy. Batia, and (3) Ark of Noah, Barangay Taal</li> <li>Lot size of relocation site</li> <li>Ownership after relocation</li> </ul>	<ul style="list-style-type: none"> <li>Availability of these suggested sites were investigated, but it was found that there are no available units in these existing relocation sites.</li> <li>An example of relocation sites by NHA was provided—wherein the land is 40 m x 50 m or 2,000 sq. m.</li> <li>According to the table of NHA's schedule of amortization payments, the land titles would be given to the PAFs after they have paid.</li> </ul>
Compensation <ul style="list-style-type: none"> <li>Sufficiency of cash compensation for affected lands and structures</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the JICA Guidelines, compensation must be based on the full replacement cost as much as possible.</li> </ul>
Structure Plan of the NSCR Project <ul style="list-style-type: none"> <li>Possible alternative routes or secondary routes if blocked</li> <li>Noise and non-PAFs during operation stage</li> </ul>	<ul style="list-style-type: none"> <li>The structures are elevated (in viaduct) and thus would not affect their access to the main road.</li> <li>Monitoring will be conducted to ensure that noise standards would not be exceeded. A noise barrier will also be considered for mitigation measures.</li> </ul>
<b>Valenzuela</b>	

Major Opinions/Concerns	Reflections/Countermeasures
Validation of Census Survey <ul style="list-style-type: none"> <li>• The PAPs who are not interviewed</li> <li>• Household head was out during the census</li> <li>• Renter and sharer</li> </ul>	<ul style="list-style-type: none"> <li>• Although those affected PAPs would be re-interviewed on relocation site, this only applies to structures in the affected area and censused last October 2013.</li> <li>• Such concerns could be raised to the LIAC with the evidence to support their claim (once the LIAC has been convened). The grievance redress mechanism will be established wherein the PAPs can voice out their concerns.</li> </ul>
Affected area and the number of PAPs <ul style="list-style-type: none"> <li>• Information on the affected area</li> <li>• Tentative number of project-affected ISFs</li> </ul> <ul style="list-style-type: none"> <li>• Whether the project will affect the Barangay Hall in Dalandanan</li> </ul>	<ul style="list-style-type: none"> <li>• The affected area may be subject to change depending on the detailed design. This is a feasibility study and that the number may be increased or decreased. The ISFs would be consulted and would be provided with sufficient information regarding the project.</li> <li>• The information gathered in the F/S stage would be used for planning purposes. The list of affected households and the percent of the structure affected by the project, as well as receive corresponding entitlement will be provided in the draft RAP.</li> <li>• The present plan may not affect the Barangay Hall and the plan can be adjusted based on the detailed design.</li> </ul>
ISF and Urban Poor Representation in the LIAC <ul style="list-style-type: none"> <li>• Representative from the ISFs in the LIAC</li> </ul>	<ul style="list-style-type: none"> <li>• Representatives will be determined by consultation with their community's barangay and city officials.</li> </ul>
Compensation option <ul style="list-style-type: none"> <li>• Cash compensation</li> </ul>	<ul style="list-style-type: none"> <li>• DSWD-PDPB mentioned that DSWD offers the Balik-Probinsya Program. A process is in place for applications to the program. Those who would be displaced may choose this option but DSWD should first ensure that they could be accommodated by the receiving LGUs.</li> </ul>
Relocation site <ul style="list-style-type: none"> <li>• Preference on the Community Mortgage Program (CMP)</li> </ul>	<ul style="list-style-type: none"> <li>• Only the qualified beneficiaries only those in the affected areas will be relocated. Their proposal has been considered with LGUs and relevant government agencies.</li> </ul>
Date of relocation <ul style="list-style-type: none"> <li>• Date of the relocation.</li> </ul>	<ul style="list-style-type: none"> <li>• The schedule will be finalized in the detailed design stage, and that social preparation would take place prior to relocation.</li> </ul>
Contact person for further concerns: <ul style="list-style-type: none"> <li>• DOTC Contact Person</li> </ul>	<ul style="list-style-type: none"> <li>• DOTC main office located in Ortigas, Mandaluyong, Metro Manila.</li> </ul>

Source: JICA Study Team

#### 14.1.4 Fourth Round Public Consultation Meeting

The fourth round of Public Consultation Meetings was held in four different places as shown in **Table 14.1-7**. The meeting sought to (1) present the social impacts of the NSCR project to the LGUs and PAPs, (2) explain the results of the interview survey on the relocation sites for affected



informal settlers and the as well as to (3) obtain comments and suggestions of the project's stakeholders and PAPs.

The main opinions and views of participants are summarized in **Table 14.1-8**. This table also shows that how these concerns are reflected in the draft RAP.

On the fourth round of public consultation meeting, the discussion was focused on relocation sites, land appraisal, validation of census/survey, compensation and eligibilities/entitlement. No major objection was noted. The people are more interested in knowing the project timeline and other details of the implementation, plans for relocation and the processes on land acquisition.

**Table 14.1-7 Fourth Round Public Consultation Meeting**

Date and Time	Venue	Target Affected Cities and Municipalities	Main Participants	Number of Participants
March 31, 2014 13:30-16:00	AVR Room B, Legislative Building, Valenzuela City Hall	Valenzuela City, Barangay Malhacan, Meycauayan, Bulacan	PAPs, LGUs (Municipalities and Barangays), PCUP, NHA	170
April 1, 2014 13:30-17:00	Hiyas ng Bulacan Convention Center, Provincial Capitol Compound, Malolos	Malolos, Guiguinto and Balagtas	PAPs, LGUs (Municipalities and Barangays), NHA, PCUP, Northrail,	42
April 2, 2014 13:30-17:00	Casa Elum Pavilion and Resort, Barrio	Marilao	PAPs, LGUs (Barangays), Northrail, PCUP, NHA	173
April 3, 2014 13:30-16:00	Patubig, Marilao	Bocaue	PAPs, LGUs (Barangays), PCUP, NHA	75

Source: JICA study Team

**Table 14.1-8 Summary of Main Opinions and Concerns of Fourth Public Consultations**

Major Opinions/Concerns	Reflections/Countermeasures
<b>Valenzuela City, Barangay Malhacan, Meycauayan, Bulacan</b>	
Project coordination with national government agencies <ul style="list-style-type: none"> <li>NHA representative inquiry regarding expected date of approval of the F/S and coordination with MNTC Segment 10.1 Project for Detailed Design</li> </ul>	<ul style="list-style-type: none"> <li>The Feasibility Study will be completed in the summer of 2014. DOTC and JICA will discuss the results which in turn will be submitted by DOTC to NEDA for approval. While JST is committed to provide technical assistance and support, DOTC is the government agency responsible for facilitating coordination among agencies. JST and DOTC are coordinating with MNTC regarding the plan for the viaduct.</li> </ul>
Project timeline <ul style="list-style-type: none"> <li>End of F/S and Date of Release of Final Alignment</li> <li>Date for finalization of NSCR alignment</li> </ul>	<ul style="list-style-type: none"> <li>The finalized alignment would be conducted in the detailed design stage in 2014. The affected PAPs would be finalized in 2015 and the expected date of operation of the commuter railway is in 2020.</li> </ul>
Right of way and tentative affected areas, structures and PAPs <ul style="list-style-type: none"> <li>Clarification on Socio-Economic Status of affected PAPs</li> <li>Request for a copy of final affected area to be submitted to the LGUs</li> </ul>	<ul style="list-style-type: none"> <li>The project would affect both the ISFs and legal land and structure owners.</li> <li>A map of the affected area was presented. A copy and list of the affected area would be provided in the detailed design stage.</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
<ul style="list-style-type: none"> <li>• Inquiry on percentage of structure affected by NSCR alignment</li> <li>• Structure of PAP to collapse if portion would be chopped off by the project</li> <li>• Clarification on compensation for legal land and structure owners</li> <li>• Part of structure previously acquired by the government and concern regarding the blocking of the entrance to one's own house</li> <li>• Concern regarding door of PAP's house which would be affected by the project</li> <li>• Part of structure was acquired by Northrail</li> </ul>	<ul style="list-style-type: none"> <li>• The exact meters and portion of the affected structure will be finalized in the detailed design stage.</li> <li>• In such cases, if the structure would not stand or would collapse, 100% (the whole structure) would be compensated.</li> <li>• Legal land and structure owners would be entitled to full replacement cost/compensation for the structures.</li> <li>• Access to entrance and improvements would be considered in the detailed design stage.</li> <li>• PAPs would be compensated based on the cost of the materials in the affected area.</li> <li>• The NSCR is a new project and is at the Feasibility Study stage. While the Northrail project was suspended, the Philippine government will cover the cash compensation and/or relocation package under the NSCR Project.</li> </ul>
<p>Eligibility for relocation, relocation site</p> <ul style="list-style-type: none"> <li>• PAP (renter) asked by structure owner to vacate the structure</li> <li>• Legal structure and landowner inquiry regarding possibility of acquiring a house in the relocation site</li> <li>• Inquiry regarding possibility of changing previous preferred relocation site</li> </ul>	<ul style="list-style-type: none"> <li>• ISFs, regardless of whether they are structure owners, renters and/or sharers, who (1) have been censused in October 2013, (2) have not received previous housing assistance from the government, (3) are included in the masterlist (4) part of the affected area and (5) agree to have their structures dismantled are eligible for relocation. Such concerns can also be raised to and discussed in the LIAC once it has been convened.</li> <li>• The legal land and structure owners would be paid in full for their structures. However, they are not qualified for the relocation site.</li> <li>• PAPs could still change their answers prior to relocation. They were advised that their answers would be inputs to the F/S stage.</li> </ul>
<p>Compensation</p> <ul style="list-style-type: none"> <li>• Vulnerable household's (female senior citizen and paralyzed male household head) request for eight (8) to ten (10) month notice between relocation and/or provision of cash compensation</li> <li>• Deceased parents/household heads and eligibility for compensation/relocation package</li> </ul>	<ul style="list-style-type: none"> <li>• PAPs would be provided with a three-month rental subsidy. PAPs would be paid prior to relocation and construction and that the project would not begin unless all the PAPs are provided with just compensation (or relocation). As a member of the vulnerable sector (senior citizen and elderly), they would also be granted additional allowance.</li> <li>• While validation would be conducted to verify the information on the PAPs and the affected area, such concerns can be raised to the LIAC.</li> </ul>
<p>Validation of census survey</p> <ul style="list-style-type: none"> <li>• Not censused last October but is a PAP</li> </ul>	<ul style="list-style-type: none"> <li>• Such cases should be raised to the LIAC for discussion and/or approval. In addition, a grievance redress mechanism is in place to address such cases.</li> </ul>
<p>Local Inter-Agency Committee (LIAC)</p> <ul style="list-style-type: none"> <li>• Convening of the LIAC</li> </ul>	<ul style="list-style-type: none"> <li>• There is no date yet for the convening of the LIAC but this will be formed during the F/S stage.</li> </ul>
<b>Malolos, Guiguinto and Balagtas</b>	
<p>Validation of Census Survey</p> <ul style="list-style-type: none"> <li>• The PAPs who are refused to be interviewed last October</li> </ul>	<ul style="list-style-type: none"> <li>• It was clarified that those who were invited are those affected by the project. A structure map was also presented. The PAPs who are refused to be</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
<ul style="list-style-type: none"> <li>• Protocol for interview survey</li>   <li>• Not censused last October and not in Masterlist but neighbors are PAPs</li>   <li>• Clarification on interview survey (first time attendee in Public Consultation Meeting) and request to be re-interviewed</li> </ul>	<p>interviewed should be interviewed. It was resolved that the R.I.s would stay after the meeting so they may be interviewed.</p> <ul style="list-style-type: none"> <li>• JST emphasized that there would still be other consultations and validation to ensure that the PAPs would be provided entitlement under fair terms.</li>   <li>• The PAP was advised to raise this concern to the LIAC and present evidence that they reside in the said evidence. A grievance redress mechanism would be implemented. The Resettlement Action Plan includes the details for the eligibility for relocation. All those affected would also be asked for necessary requirements proving their residency in the area.</li> <li>• Based on the survey data, the PAPs were interviewed for clarification.</li> </ul>
<p>Right of way and tentative affected area, structures and PAPs</p> <ul style="list-style-type: none"> <li>• Request for a presentation of tentative affected area and percentage affected per structure (in Malolos)</li>   <li>• Inquiry regarding possibility of redesigning the track to pass through commercial structures</li>   <li>• Part of structure of legal land owner was acquired by Northrail</li> </ul>	<ul style="list-style-type: none"> <li>• Presented with the structure map of the affected structures. A map indicating the tentative structures affected and the estimate percentage of the structure affected was also shown after the open forum. JST clarified that the data presented are tentative – and would be finalized in the detailed design stage.</li> <li>• A map of the tentative affected area along the NSCR alignment was presented.</li>   <li>• The NSCR is a new project and is at the Feasibility Study stage. While the Northrail project was suspended, the Philippine government will cover the cash compensation and/or relocation package under the NSCR Project.</li> </ul>
<p>Land swapping</p> <ul style="list-style-type: none"> <li>• Suggestion on land swapping</li> </ul> <p>Land expropriation</p> <ul style="list-style-type: none"> <li>• Suggestion on possibility for land expropriation</li> </ul> <p>Land titles</p> <ul style="list-style-type: none"> <li>• Agency and/or organization responsible for the preparation and transfer of land titles</li> </ul> <p>Land appraisal</p> <ul style="list-style-type: none"> <li>• Value of legal owner’s land in the municipal office is based on agricultural use (from year 1982 to present): Basis for land appraisal</li> <li>• Inquiry on possibility for legal land and structure owners to set a price for their land</li> </ul>	<ul style="list-style-type: none"> <li>• JST clarified that structures with 20% or more of the structures affected would be considered for displacement. The responsible organization for the project is DOTC. The possibility for land swapping should be raised to and discussed at the level of the LIAC.</li>   <li>• Those who refuse to move out and/or vacate the land may bring the issue to court in accordance with Republic Act 8794.</li>   <li>• The transaction cost would be covered and facilitated by the government. Based on the policy, all transaction costs would be covered by the Philippine government.</li>   <li>• The appraiser would consider the zoning as indicated in the Comprehensive Land Use Plan, as well as the surrounding structures. The appraisers would use various techniques and would consult different sources and the PAPs may not set prices for their own</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
	land and/or structure. The data from the questionnaire would be used to determine the fair market value. With this, JST urged the PAPs to disclose full information. The final decision on the appraised value would be decided by the LIAC.
Compensation for legal owners of land and structure <ul style="list-style-type: none"> <li>• Compensation for Mortgaged Land</li> </ul>	<ul style="list-style-type: none"> <li>• The DPWH process on compensation for mortgaged land would be followed. In cases of mortgaged land, full compensation would be provided.</li> </ul>
Project coordination with LGUs <ul style="list-style-type: none"> <li>• Recommendation on need for better coordination with City Mayor's Office</li> </ul>	<ul style="list-style-type: none"> <li>• DOTC responded by saying that they acknowledge the need for proper coordination and intend to set meetings with LGUs. However, the Public Consultation Meetings are set to meet deadlines and the expected output. DOTC will meet with the LGUs regarding the NSCR project.</li> </ul>
<b>Marilao</b>	
Project timeline <ul style="list-style-type: none"> <li>• Project implementation and start of relocation</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design stage would be conducted in 2014. The affected PAPs would be finalized in 2015 and the expected date of operation of the commuter railway is in 2020.</li> </ul>
Right of way and tentative affected area, structures and PAPs <ul style="list-style-type: none"> <li>• Seeking clarification and guarantee regarding entitlements for PAPs</li> <li>• Inquiry on specific number of meters to be acquired by the project and protocol for survey interview</li> </ul>	<ul style="list-style-type: none"> <li>• The entitlements and the information presented are included in the draft RAP.</li> <li>• The project would make use of the 15 meters allotted for the PNR ROW, however, JST clarified that the current plan considered avoiding institutional structures such as churches and schools.</li> <li>• The PAPs who were not interviewed but are part of the affected area may raise their concerns to the LIAC. Those who were invited are the tentative PAPs based on the census masterlist, but these will be finalized in the validation and the detailed design stage.</li> </ul>
Compensation for structures <ul style="list-style-type: none"> <li>• Amount of compensation</li> <li>• Qualified beneficiaries</li> <li>• Two households with only one qualified beneficiary based on the masterlist and possibility for compensation of both households</li> <li>• Compensation for a piggery utilized for residential purposes</li> </ul>	<ul style="list-style-type: none"> <li>• Legal land and structure owners will be compensated according to the full replacement cost of the structure.</li> <li>• As long as the PAPs are in the census list, agree to the dismantling of the structures and have not availed of any previous government housing assistance, they are eligible for compensation - regardless of whether they are structure owners, renters or sharers. However, the renters and sharers will be provided with disturbance fee and/or rental subsidy while the replacement cost will be provided/given to the structure owner.</li> <li>• The qualified beneficiaries are those listed in the masterlist. However, such concerns may be submitted to the LIAC.</li> <li>• Absentee legal land and structure owners will be provided with the full replacement cost while renters would be provided with rental subsidy.</li> </ul>
Relocation site	

Major Opinions/Concerns	Reflections/Countermeasures
<ul style="list-style-type: none"> <li>Suggested relocation site near their current source of income</li> <li>Possibility of being relocated adjacent to previous relatives and neighbors</li> <li>Inquiry regarding the proposed relocation site in Lias, Marilao</li> <li>Inquiry on possibility of choosing a relocation site</li> </ul>	<ul style="list-style-type: none"> <li>The PAPs may choose a relocation site based on those proposed in the survey. The factors considered for relocation – such as proximity to livelihood and source of income would also be considered.</li> <li>While the relocatees may be in the same relocation site, there is no guarantee that they would be living adjacent to or near their current neighbors and/or relatives.</li> <li>The results of the interview survey indicated that the PAPs suggested Lias. This is located in Barangay Lambakin, which was presented earlier as a candidate relocation site.</li> <li>Candidate relocation sites would be considered and determined by the LIAC.</li> </ul>
<p>Land titles</p> <ul style="list-style-type: none"> <li>Agency and/or organization responsible for the preparation and transfer of land titles</li> </ul>	<ul style="list-style-type: none"> <li>DOTC would be in charge of preparing the land titles and the Philippine government would process the documents. There will be mitigating measures to secure access to housing.</li> </ul>
<b>Bocause</b>	
<p>Project Timeline</p> <ul style="list-style-type: none"> <li>Project implementation and start of relocation</li> </ul>	<ul style="list-style-type: none"> <li>JST presented the slide on the schedule of the Project showing that the detailed design stage would be conducted in 2014. The affected PAPs would be finalized in 2015 and the expected date of operation of the commuter railway is in 2020. Social preparation would start in 2015. There would be no demolition of structures or resettlement unless all the PAPs have been paid and/or provided proper compensation.</li> </ul>
<p>Right of way and tentative affected area, structures and PAPs</p> <ul style="list-style-type: none"> <li>PAP included in first census and interview but not in the second interview</li> </ul>	<ul style="list-style-type: none"> <li>The affected structures outside the proposed depot site of 30-hectares were eliminated. It was also mentioned that the PAPs are not yet final. Further validation would still be conducted.</li> </ul>
<p>Relocation package or cash compensation preference</p> <ul style="list-style-type: none"> <li>PAP's inquiry to all attendees regarding preference on cash compensation and/or relocation</li> </ul>	<ul style="list-style-type: none"> <li>The results of the interview survey – and the answers of the PAPs are not final. As such, they may still change their answers. Validation and census would still be conducted during the detailed design stage and that the PAPs would be presented with the options for the relocation site.</li> </ul>
<p>Eligibility for relocation</p> <ul style="list-style-type: none"> <li>PAP currently processing the land title and eligibility for relocation</li> </ul>	<ul style="list-style-type: none"> <li>The PAP would be eligible as long as s/he meets the requirements and/or eligibility and would be able to present supporting documents such as the Deed of Sale to prove her ownership over the land. The project is still at the F/S stage and the affected area is subject to change depending on the detailed design. The cut-off date for the affected PAPs was in October 2013.</li> </ul>
<p>Relocation site</p> <ul style="list-style-type: none"> <li>Proposed new relocation sites: (a) land near a dumpsite, (b) relocation site in Barangay Lambakin, Marilao and (c) vacant land near a depot with known legal structure and land</li> </ul>	<ul style="list-style-type: none"> <li>The safety and health of the PAPs are part of the considerations for selecting relocation sites. Since the area proposed a dumpsite, it could not be considered. However, the PAPs are encouraged to suggest other</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
<p>owner</p> <ul style="list-style-type: none"> <li>• Inquiry regarding guarantee of relocation sites being near possible sources of income</li> <li>• Housing units in relocation site: NHA clarification on housing units being loft-type and not up-and-down or two (2) floors</li> </ul>	<p>sites. JST would look investigate and/or look into the proposed vacant land near the depot. Once it has been studied, the results would be presented. Part of the study entails consultations with DOTC, NHA and LGU. However, such decisions – on the exact relocation site of the PAPs – would be decided upon by the LIAC in the project implementation stage.</p> <ul style="list-style-type: none"> <li>• The study would consider the employable skills and the skills and/or appropriate training desired by the PAPs. In addition, it was discussed that the condition, during the construction stage, is that 50% of the employees of the contractors would be PAPs and/or residents from the affected areas.</li> <li>• The correction has been duly noted. For clarification purposes, a photo of the unit in the relocation site was presented.</li> </ul>

Source: JICA study Team

## 14.2 Public Consultation Meeting (Caloocan to Manila)

### 14.2.1 First Round Public Consultation Meeting

The first round of public consultation meetings in Caloocan and Manila was held as the stakeholder consultation meetings to present the outline of the NSCR project, and the schedules for census and tagging and the cut-off dates. **Table 14.2-1** shows the dates and venue of the six (6) public consultation meetings that were conducted.

**Table 14.2-1 First Round Public Consultations: Caloocan and Manila**

Date and Time	Venue	Target Affected Cities and Municipalities	Main Participants	No. of Participants
November 27, 2014 1:00-4:00 PM	JICA Project Office, 2 <sup>nd</sup> Floor, PNR Tutuban Station	Manila	PAPs, LGUs (Municipalities and Barangays), DOTC, PNR, MNTC	63
December 8, 2014 9:00-11:00 AM	Barangay 186, Manila	Manila	Homeowner's Association and LGUs (Brgy 186)	5
December 11, 2014 2:00-3:00 PM	2 <sup>nd</sup> Floor, Back Conference Room, Espina Street, Caloocan City Hall	Caloocan	PAPs, LGUs (Municipalities and Barangays), DOTC, PNR	43
December 13, 2014 9:00am-11:00AM	Barangay 204, Zone 18, Tondo, Manila	Manila	LGUs (Brgy 204), PAPs	12
December 13, 2014 1:00-3:00pm	Barangay 186, Manila	Manila	PAPs, Homeowner's Association and LGUs (Barangay 186)	37
December 20, 2014 1:00PM-3:00PM	Barangay 15, Zone 2 Caloocan City	Caloocan	LGUs (Barangays) and PAPs (vendors)	34

Source: JICA study Team

The main opinions and views of participants are summarized in **Table 14.2-2**. This table also shows that how these concerns are reflected in the draft RAP.

During the first public consultation meeting with the people in Caloocan and Manila, the study

team found out that the common issues in both areas are the project boundary, determination of affected structures and compensation.

In Manila, PAPs do not express objection to the project but are anxious to know the exact alignment, boundary and covered width of the project to determine whether their structures are affected or how much will be affected so they can plan ahead of time.

In Caloocan, on the other hand, the main concern of the people is the possible effect of the project construction to their livelihood. The vendors at 10th Avenue in Caloocan expressed their willingness to be relocated, however, since majority of them are legitimate residents of Caloocan, they prefer to continue vending within Caloocan.

**Table 14.2-2 Summary of Main Opinions and Concerns of First Public Consultations (Caloocan and Manila)**

Major Opinions/Concerns	Reflections/Countermeasures
<b>Manila</b>	
<p><i>Structure Plan of the NSCR Project</i></p> <ul style="list-style-type: none"> <li>• Number of meters covered in the project</li> </ul>	<ul style="list-style-type: none"> <li>• The measurement presented (15-meter design) is an estimate. The number of meters will be finalized during the detailed design stage.</li> </ul>
<p><i>Compensation:</i></p> <ul style="list-style-type: none"> <li>• Private structures and lots</li> <li>• Requirements necessary to be submitted by the claimant</li> <li>• The legal owner passed away</li> </ul>	<ul style="list-style-type: none"> <li>• Based on RA 8794, structures affected by the project would be given compensation based on the current market value for materials, equipment, labor and contractor's fee. The same process applies to private lots.</li> <li>• The following were mentioned as necessary requirements: Deed of Sale and Tax Declaration.</li> <li>• Whoever is the legal heir(s) of the deceased will receive the payment</li> </ul>
<p><i>Possibility of being affected by the Project:</i></p> <ul style="list-style-type: none"> <li>• Some PAPs have acquired their houses through the Community Mortgage Program (CMP). They have already made improvements to the structures and inquired if they would be still be affected</li> <li>• Some PAPs were previously relocated by the government to their current residence. Would they still be affected?</li> </ul>	<ul style="list-style-type: none"> <li>• The project is still at the feasibility study stage. The PAP's concern was noted, but no decision on such case can be made while the project is still at the F/S stage.</li> <li>• The project is still at the feasibility study stage. A meeting will be set with JICA to inquire and determine the PAPs in the barangay and the reasons why they would be affected.</li> </ul>
<p><i>Legal Matters:</i></p> <ul style="list-style-type: none"> <li>• Existing court proceeding over land conflict in Barangay 186, Manila</li> <li>• Medium rise buildings to be constructed by NHA in Brgy 186.</li> </ul>	<ul style="list-style-type: none"> <li>• The law mandates to deposit the value of said land in cash, as determined and fixed by the competent court that is also authorized to keep/retain the money subject to the order and final decision of the court, and the same will be paid to the winner.</li> <li>• City of Manila has the final say since they own the land.</li> </ul>
<p><i>Results of Survey:</i></p> <ul style="list-style-type: none"> <li>• Results of the survey and Feasibility Study</li> </ul>	<ul style="list-style-type: none"> <li>• Another consultation meeting would be held to discuss</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
	the result of the survey.
<i>Suggestion/Recommendation:</i> <ul style="list-style-type: none"> <li>Swap land and/or use of vacant lot owned by PNR for the ROW.</li> </ul>	<ul style="list-style-type: none"> <li>Recommendation was noted and will be consulted with JICA</li> </ul>
<i>Requests:</i> <ul style="list-style-type: none"> <li>Copy of Detailed Engineering Design</li> <li>Exemption of private structures from tagging and census activities</li> </ul>	<ul style="list-style-type: none"> <li>Request was noted.</li> <li>Request was noted and granted. Only pictures of houses will be taken and the control number will be placed for records purposes.</li> </ul>
<i>Caloocan</i>	
<i>NSCR and Segment 10:</i> <ul style="list-style-type: none"> <li>Structure, operations and future plan</li> </ul>	<ul style="list-style-type: none"> <li>NSCR and Segment 10 have different operators and proponent. For NSCR the proponent is DOTC while for Segment 10 the proponent is DPWH. Nonetheless, proper coordination is always underway to ensure complementary planning and actions.</li> </ul>
<i>Environmental Concerns:</i> <ul style="list-style-type: none"> <li>Probability of soil erosion or land damage during construction phase</li> <li>Fence for houses near PNR</li> <li>Flooding</li> </ul>	<ul style="list-style-type: none"> <li>Structures near the columns will be considered in the F/S stage.</li> <li>The proposal of placing fence for the PNR ROW will be recommended to DOTC and JICA for consideration.</li> <li>Possibilities to prevent the aggravation of flooding in the area will be considered before the detailed design and construction phase.</li> </ul>
<i>Vendors and Livelihood Concerns</i> <ul style="list-style-type: none"> <li>Presence of illegal vendors.</li> <li>Alternative locations and schedule for vending of legitimate vendors.</li> </ul>	<ul style="list-style-type: none"> <li>Set a consultation meeting with the vendors</li> <li>Livelihood concerns will be considered in the feasibility study stage. Vendors are requested to be in their designated stalls during tagging so they can be listed as legitimate vendors.</li> </ul>

Source: JICA study Team

#### 14.2.2 Second Round Public Consultation Meetings

The second round of public consultation meetings was held as the stakeholder consultation meetings to explain the main findings of the RAP survey together with the main findings of the EIA survey. (Table 14.2-3)

The main opinions and views of participants are summarized in Table 14.2-4. This table also shows how these concerns are reflected in the draft RAP.

During the meeting conducted in Manila, the people were still anxious to know the exact number of structures that will be affected, the extent of the effect on their structures and whether those structures that are partially affected can still be dwelled in. They also inquired on the status of NHA building that is due for construction in their barangay. The government is said to be looking for best possible options so that the PAPs may be relocated within the city or within Metro Manila to minimize the effect of displacement to their families. In Caloocan, the people inquired on the exact date of project construction. They also expressed their need for a public market within Caloocan. During the meetings, compensation, eligibility and entitlement were explained,



but no major objection was noted.

**Table 14.2-3 Second Round Public Consultations: Caloocan and Manila**

Date and Time	Venue	Target Affected Cities and Municipalities	Main Participants	No. of Participants
February 7, 2015 9:00-11:00 AM	Covered Court, Barangay 204, Zone 18, Tondo, Manila	Manila	LGUs (Barangay Officials) and PAPs in Barangay 204 (officials of homeowners associations, residents) DOTC	87
February 7, 2015 2:00-4:00 PM	Barangay Hall, Barangay 15, Zone 2, Caloocan City	Caloocan	LGUs (Barangay Officials) and PAPs in Barangay 15 (vendors), DOTC	54

Source: JICA study Team

**Table 14.2-4 Summary of Main Opinions and Concerns of Second Public Consultations (Caloocan and Manila)**

Major Opinions/Concerns	Reflections/Countermeasures
<b>Manila</b>	
<i>Possibility of being affected by the project</i> <ul style="list-style-type: none"> <li>Who are the identified PAPs in Barangay 186?</li> </ul>	<ul style="list-style-type: none"> <li>The master list included 35 structures. However, only 13 structures (from the side adjacent to Barangay 186) will be affected for this phase I and the remaining for the future phase. Informal structures that had been tagged, are included in this phase.</li> </ul>
<i>Socio-Economic Survey</i> <ul style="list-style-type: none"> <li>Reason for asking about places of work and transportation expense in the questionnaire</li> </ul>	<ul style="list-style-type: none"> <li>Based on JICA Guidelines no affected persons should be worsened off by any development project that they are financing. As such it is important to determine the PAPs current situation so that our analysis and recommendations will not be based on assumptions or guesses only.</li> </ul>
<i>Status of Residency</i> <ul style="list-style-type: none"> <li>Private Properties (“As is, where is” status of residency)</li> <li>Informal Settler Families (ISFs)</li> </ul>	<ul style="list-style-type: none"> <li>ROW acquisition procedure will be undertaken following existing legislation. For as long as one can prove the legitimacy of ownership (land), payment is given to the rightful owner. If possible, ISFs will be relocated “within the city” or “within Manila”, which is more sustainable for them</li> </ul>
<i>Compensation</i> <ul style="list-style-type: none"> <li>Portion of the structure</li> </ul>	<ul style="list-style-type: none"> <li>If the structure is more than 20% affected or if the remaining portion will no longer be economically viable, full payment of the structure will be accorded to the owner.</li> </ul>
<i>Land Issue/Conflict</i> <ul style="list-style-type: none"> <li>Status of NHA Buildings 1, 2 &amp; 3</li> </ul>	<ul style="list-style-type: none"> <li>Construction has been deferred due to lack of funds.</li> </ul>
<b>Caloocan</b>	
<i>Project Timeline</i> <ul style="list-style-type: none"> <li>Exact date of construction</li> </ul>	<ul style="list-style-type: none"> <li>No exact date yet. It could be a year, another year or so before its final implementation. It is important to place people on the right places first before any</li> </ul>

Major Opinions/Concerns	Reflections/Countermeasures
	construction could take place.
<i>Community Facilities</i> <ul style="list-style-type: none"> <li>Public Market in Caloocan</li> </ul>	<ul style="list-style-type: none"> <li>Will work hand in hand in communicating and coordinating with the proper authorities in the City of Caloocan and inquire as to the possibility of putting up a public market for the people's convenience</li> <li>Appreciate their initiative to have a dialogue with their Congressman regarding the relocation site for vendors</li> </ul>

Source: JICA Study Team

### 14.3 Focus Group Discussion

Two Focus Group Discussions (FGDs) were held as shown in **Table 14.3-1**. The objective of the FGD was to discuss the basic concept of the North South Commuter Rail and the Social Preparation including the relocation site, and the draft and compensation entitlement.

The main concerns raised by FGDs are summarized in **Table 14.3-2**, together with how these concerns were reflected in the draft RAP. In particular, their assessment on how the vulnerable groups would be affected was discussed in **Table 14.3-3**. These issues shall be considered in the livelihood assistance measures.

**Table 14.3-1 Focus Group Discussion**

Date and Time	Venue	Target Affected Cities and Municipalities	No. of Participants
October 25, 2013 1:30pm – 3:30pm	Tabing Elementary School, Tabing Ilog, Marilao, Bulacan	Vulnerable Groups of Tabing Ilog and Abangan Norte, Marilao, Bulacan	28
April 13, 2014 1:30pm – 3:30pm	Inside the proposed depot site, Venite Reales, Valenzuela	ISFs inside the proposed depot site	20

Source: JICA Study Team

**Table 14.3-2 Summary of FGD for Vulnerable Groups**

Questions/ Suggestions/ Issues	Response
NSCR Project <ul style="list-style-type: none"> <li>Height of the railway</li> </ul>	<ul style="list-style-type: none"> <li>Viaduct: 5 meters high. It is the usual height, and trucks can pass through.</li> </ul>
Validation of census survey <ul style="list-style-type: none"> <li>Not censused last October</li> <li>Renter and sharer</li> <li>Informal settlers who are already relocated/compensated but return to the squatter area.</li> <li>Necessary documents for qualification</li> </ul>	<ul style="list-style-type: none"> <li>The census and tagging was conducted after declaration of the cut-off date last October 2013. The PAP was advised to raise this concern to the LIAC and present evidence that they reside in the said evidence. A grievance redress mechanism would be implemented.</li> <li>As well as the structure owners, renter and sharer are also qualified and clarified in the draft RAP.</li> <li>Those who have not received previous housing assistance from the government are disqualified and clarified in the draft RAP.</li> <li>Necessary documents will be specified by the LIAC such as marriage certificate, barangay certificate, voters ID, postal ID, etc.</li> </ul>

Questions/ Suggestions/ Issues	Response
Relocation site <ul style="list-style-type: none"> <li>Suggested relocation sites</li> </ul>	<ul style="list-style-type: none"> <li>The preference of the relocation site should be considered in a relocation site development plan in the draft RAP.</li> </ul>
Compensation <ul style="list-style-type: none"> <li>PAPs who wants to go back to the province</li> <li>Agricultural products</li> </ul>	<ul style="list-style-type: none"> <li>Cash Compensation option is included in the draft RAP in addition to the relocation option.</li> <li>Crops are compensated and also entitled to the disturbance compensation if they are tenant farmers.</li> <li>Those ISFs who are required to be displaced will be provided livelihood assistance measures.</li> </ul>

Source: JICA study Team

**Table 14.3-3 Assessment on how NSCR will affect vulnerable groups**

Youth Sector	Senior Citizen	Women	Others
<ul style="list-style-type: none"> <li>The school will be distant from the house</li> <li>There will be an issue of schooling</li> <li>Will be distant from work.</li> <li>No internet access.</li> </ul>	<ul style="list-style-type: none"> <li>There will be a limited access to hospital/health center</li> <li>If relocated in high place, it will be difficult for senior citizens to walk.</li> </ul>	<ul style="list-style-type: none"> <li>If the relocation is distant from the market, the livelihood and business will be affected and will be a problem</li> <li>Women will be affected in the issues of 4P's especially if they are subject for relocation.</li> <li>Will be distant from work.</li> <li>Women who have a child will have difficulty of access to the Health Center.</li> </ul>	<ul style="list-style-type: none"> <li>If relocated in a high area, there will be a problem with access to water</li> <li>Everyone will be affected if the area is prone to flooding.</li> <li>Will be distant from the barangay (for health purpose, 4P's, security)</li> <li>Difficult access to transportation for emergency situations.</li> <li>Emotionally, psychologically affected. Adjustment period.</li> </ul>

Source: JICA study Team

Note: 1) 4Ps: Pantawid Pamilyang Pilipino Program (Family Subsistence Program for Philipino) by Department of Social Welfare and Development