

# Quarterly Internal Monitoring Report No. 9 for Land Acquisition and Resettlement

Oct-Dec 2021

PH-P270: North-South Commuter Railway Extension (NSCR-EX) Project



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Transportation Manila, Philippines

**Quarterly Internal Monitoring Report No.9  
October-December 2021**

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DEFINITION OF TERMS

<b>No.</b>	<b>Term</b>	<b>Definition</b>
1	Affected business	It refers to all types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
2	Affected persons (APs)	It refers to all persons or entity who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
3	Landowner	It refers to legal owners of affected land that will be acquired for the project.
4	Non-landowner	It refers to project affected persons who responded that they do not own the land during the socio-economic survey (SES). This includes structure owners (with or without permission from the landowner), renters, sharers, rent-free occupants and caretakers (in both formal and informal structures), regardless of income.
5	PNR Right-of-Way (PNR ROW)	It refers to the existing right-of-way owned by the Philippine National Railway (PNR).
6	Replacement cost	It refers to the cost necessary to replace the affected structure or improvement with a similar asset based on current market prices. The cost of replacing lost assets and incomes includes cost of transactions, repair cost and other associated costs for the restoration of residual property, if any.
7	Validation	It refers to the process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.

ABBREVIATIONS

ADB	Asian Development Bank
ADRI	Agreement to Demolish and Remove Improvements
AP	Affected Person
BSAAC	Beneficiary Selection, Awards and Arbitration Committee
CAO	City Agricultural Office
CIA	Clark International Airport
CIS	Customer Information Sheet
CMP	Community Mortgaged Program
CP	Contract Package
DED	Detailed Engineering Design
DENR	Department of Environment and Natural Resources
DHSUD	Department of Human Settlements and Urban Development
DOLE	Department of Labor and Employment
DOTr	Department of Transportation
DPWH	Department of Public Works and Highways
ECQ	Enhanced Community Quarantine
EMA	External Monitoring Agent
EMP	Environmental Management Plan
E.O.	Executive Order
FAQ	Frequently Asked Question
FGD	Focus Group Discussion
FS	Feasibility Study
GC	General Consultant
GCQ	General Community Quarantine
GCR	Greater Capital Railway
GFI	Government Financing Institution
GIS	Geographic Information System
GoP	Government of the Philippines
GRM	Grievance Redress Mechanism
HOA	Home Owner Association
HUDCC	Housing and Urban Development Coordinating Council
IEC	Information, Education, and Communication
ISF	Informal Settler Family
JDT	JICA Design Team
JICA	Japan International Cooperation Agency
KSA	Key Shelter Agency
LBP	Land Bank of the Philippines
LGU	Local Government Unit
LHB	Local Housing Board
LIAC	Local Inter-agency Committee
LRIP	Livelihood Restoration and Improvement Program
MCRP	Malolos-Clark Railway Project
MECQ	Modified Enhanced Community Quarantine
MMSP	Metro Manila Subway Project
MOA	Memorandum of Agreement
MTAC	Mabalacat Tree Appraisal Committee
NAIA	Ninoy Aquino International Airport
NGA	National Government Agency
NHA	National Housing Authority
NIA	National Irrigation Authority
NLEX	North Luzon Expressway
NoT	Notice of Taking
NSCR-EX	North-South Commuter Railway Extension
NTC	Notice to Compensate
O&M	Operations and Maintenance
PESO	Public Employment Service Office
OTB	Offer to Buy
PIAC	Project Inter-Agency Committee
PIB	Project Information Brochure

PMO	Project Management Office
PNR	Philippine National Railways
POA	Proof of Acceptance
PPE	Personal Protective Equipment
PROW	Project Right-of-Way
RAP	Resettlement Action Plan
RCS	Replacement Cost Survey
RIMC	RAP Implementation Management Committee
ROW	Right-of-Way
RRAP	Relocation and Resettlement Action Plan
SCM	Stakeholder Consultation Meeting
SES	Socio-Economic Survey
SHFC	Social Housing Finance Corporation
SPA	Special Power of Attorney
SPS	Safeguards Policy Statement
TWG	Technical Working Group

## **1. Introduction**

The main objective of the quarterly internal monitoring report for land acquisition and resettlement is to assess the progress of the preparation and implementation of resettlement action plans (RAPs) for the North-South Commuter Railway Extension (NSCR-EX) Project in consideration of the Guidelines for Environmental and Social Considerations (2010) of the Japan International Cooperation Agency (JICA) and the Safeguards Policy Statement (SPS) of the Asian Development Bank (ADB, 2009).

This quarterly monitoring report summarizes the results of internal monitoring from October to December 2021 centring on the following monitoring aspects:

- I. Status of updating of detailed design (DD) RAPs
- II. Progress of disbursement of compensation and assistance
- III. Progress of relocation and resettlement
- IV. Implementation of the livelihood and income restoration program (LRIP)
- V. Provision of special assistance to vulnerable groups
- VI. Public information, consultation, and disclosure
- VII. Implementation of the grievance redress mechanism (GRM)
- VIII. Handing over of land for civil works
- IX. Planned activities for the next reporting period
- X. Summary and Recommendations

The COVID-19 alert level system (ALS) from level 1 (Low) to level 5 (Critical) was introduced with pilot implementation of the system in Metro Manila beginning on September 16, 2021 instead of community quarantine classification system. The ALS was introduced to areas outside Metro Manila gradually, and has been fully implemented in nationwide since November 22, 2021. In Metro Manila, starting with alert level 4, then alert level 3 was imposed since October 15, 2021. Under alert level 3, restrictions on field activities and physical meeting for public consultations are still imposed and it continued to hamper the progress of project activities although alternative activities were devised and implemented. By December 3, 2021, the whole Philippines is placed under alert level 2. As the alert level went down, the Department of Transportation (DOTr) with assistance of its general consultant (GC), the Greater Capital Railway (GCR) Consortium, has activated their project activities, especially field-based RAP activities, still strictly enforcing health and safety protocols and achieved steady progress.

## **2. Progress of Updating of DD RAP for the NSCR-EX South Section**

For the Manila PO the Solis-Calamba Section, the revised Landowner (LO) and Non-Landowner (NLO) RAP incorporating the results of the vulnerability check interviews were submitted to ADB by DOTr as official transmittal by the end of October 2021. Based on additional comments of ADB, further revised LO RAP were submitted to DOTr on November 22 and NLO RAP on December 3. DOTr held submission to ADB due to their intention to revise the Entitlement Matrix (EM), but they decided to prioritize an approval of RAPs and have an amendment later on EM. DOTr is finalizing DD RAPs for submission to ADB as of the end of December 2021. In addition to original NLO RAP, DOTr/GCR agreed with ADB that the NLO RAP will have an addendum RAP for the affected stall owners/vendors of the Obrero Market that has been identified as the relocation site of APs in Manila PO in the 2nd quarter of 2021. Necessary coordination with the Manila Mayor's Office, Manila LGU Department Offices and Market Association Office were undertaken to collect information on the impact of temporary displacement of the vendors during the construction of the housing buildings for the APs and draft addendum RAP for Obrero Market was compiled by the end of September, however, it is still under internal review as of the end of December 2021.

For CP S-04 to S-07, Muntinlupa 1 to Calamba Section, as well as RAPs for the Manila PO section, after incorporating the results of the vulnerability check interviews, the revised Non-Landowner (NLO) RAP was submitted to DOTr on December 3, then Landowner (LO) RAP on December 10. In the same reason with Manila PO section, DOTr put them on hold for submission to ADB for a while, and finalizing them for submission to ADB as of the end of December 2021.

For CP S-02, S-03a and S-03c, considering the area coverage of contract package, RAPs for this section were reorganized in three sections, namely RAP for Manila Phase 2 (one RAP document combined the

landowner and the non-landowner), RAP for Senate-FTI Tunnel Section and RAP for Makati to Buli, Muntinlupa (combined the RAP for landowner and the non-landowner) in previous reporting period as follows.

**Table 2-1 List of SC RAPs**

CP	Area Coverage	Target APs
S-01	Manila Partial Operation Section (Solis-Blumentritt)	Landowners
		Non-Landowners
S-02	Manila Phase 2 (Blumentrit to Paco)	Landowners and Non-Landowners
S-03a,b,c	Makati to Buli, Muntinlupa	Landowners and Non-Landowners
S-03b	Senate-FTI Tunnel Section	Landowners
S-04~07	Muntinlupa Area 1 to Calamba	Landowners
		Non-Landowners

For RAP for Manila 2, the updated RAP was submitted to ADB for early review on September 23, and ADB provided their comments on November 25, 2021. As of the end of December 2021, update of RAP based on ADB comments is ongoing.

For the RAP for Senate-FTI Tunnel Section, it was submitted to ADB for early review on October 14, 2021, and received comments from ADB on November 25, 2021. As of the end of December 2021, further clarification, collection of necessary information and data, update of RAP based on ADB comments are ongoing.

For the RAP for Makati to Buli, Muntinlupa, relocation site has been identified as Carissa Homes in Tanza, Cavite in early December 2021. As of the end of December 2021, scheduling of remaining activities such as conducting 2nd SCM, Relocation Site Preference Survey, Relocation Site assessment and corresponding write up in the RAP are ongoing.

### **3. Progress of RAP Implementation Activities**

This reporting period will cover accomplishments, issues and gaps, and measures employed in addressing these gaps. The discussion will cover the following: (1) progress of compensation and resettlement assistance; (2) institutional arrangements; (3) resettlement and relocation; (4) institutional arrangements; (5) LRIP; (6) land handover to civil work; (7) special assistance to vulnerable groups; (8) public consultations; and (9) GRM. These internal monitoring report prepared by DOTr is also being reviewed by Lichel Technologies Inc., the External Monitoring Agent (EMA). The first half of the year progress report has been submitted by the EMA by the end of June 2021. EMA's report has been reviewed with iterative revisions based on the discussions and agreements by DOTr/GCR. As of the end of September, it is still under finalization. The second half of 2021 progress report will be submitted in next reporting period.

#### **3.1. Disbursement of Compensation and Assistance**

##### **3.1.1. Progress**

In Mabalacat (CP N-04 and N-05), twelve (12) Affected Persons (APs) from SAMANAKA, 1 owner of YUMI Farm and 1 company (GGDC) received their compensation on remaining affected trees, structures and facilities last 2nd week of October 2021. DOTr credited the compensation to 13 APs and 1 affected corporation amounting to ₱6,597,614.13 for the 2nd Batch. However, other entitlements have not yet been released for SAMANAKA and YUMI Farm like the income loss for agriculture and disturbance compensation; Likewise, for relocatees' entitlement such as connection assistance of utilities, transportation assistance during permanent relocation, and transportation allowance for work. Thus, these are still being finalized by DOTr.

Also, on that same week in October 2021, six (6) APs from the Pastolan area (within Depot site) received cash cards while 3 APs got bank book but all of these have no funds yet in their account. During this reporting period, since DOTr has made its latest procedure and additional requirements to acquire from the APs and LGU, the release of compensation has been delayed. Such signing of Mabalacat LGU Resolution for the nine (9) affected Pastolan farmers, and validation of APs to be conducted by City Social Welfare Development Office (CSWDO) prior to signing it are needed for compliance prior to payment. The release of payment is expected in 1st quarter of 2022.



From CP N-01 (Malolos) to N-03 (Angeles City), as of December 31, DOTr signed a total of 659 Notice of Taking (NoT) for NLO structure owners (SOs). And with the assistance of GCR, 621 NoTs were issued to SOs. While 504 SOs submitted documents. Out of these total numbers, 521 signed NoTs for SOs inside PNR property, 499 SOs from PNR lot received it, and 430 out of 499 submitted documents as required by DOTr. At the same time, out of 334 prepared notices for non-SOs, 127 notices for Calumpit and San Fernando were signed by DOTr. And with GCR assistance, 60 were issued to renters and rent-free occupants (RFOs) in Calumpit and 22 non-SOs submitted documents.

In mid-December, DOTr decided to halt issuing signed NoTs and other notices since they will revise again and re-issue NOTs/notices to APs. Nonetheless, collection of required documents from APs still can be carried out. Once legal pass of the revised notices, re-drafting and re-issuing will be undertaken by DOTr with the assistance of GCR. Re-issuance of notices is assumed to take place in 1st quarter of 2022.

Regarding land acquisition for CP N-01 to N-03, Notice of Taking for landowners has been continuously issued from October 2020 and as of the end of December 2021, 916 NOTs has been delivered to landowners (81%) and collections of requirements, preparation and issuance of Request for Donation (RfD) is progressing. First, Request for Donation (RfD) was issued for landowner of Minalin on October 6, 2021 and by the end of December 2021, 32 RfD has been issued. One (1) landowner is amenable to donate, 30 landowners are not amenable, one (1) landowner is under consideration. For landowners who are not amenable to donate, Offer to Buy (OtB) should be issued. First OtB was issued for landowner of Minalin on October 19, 2021, and by the end of December 2021, total four (4) OtB has been issued for landowner in Minalin and Angeles. Three (3) landowners in Minalin have already accepted DOTr offer as of December 31, 2021, but Deed of Absolute Sale (DOAS) and Permit to Enter (PTE) has not been provided to landowners yet and compensation has not been paid yet as of December 31, 2021.

In order to issue OtB, it is necessary to finalize the affected area of lot and structures. The update and finalization of Parcellary Plans and Subdivision Plans, supplementally Detailed Measurement Survey (DMS) for structures has been undertaken by a sub-consultant from January 2021. DOTr and GCR continued the joint monitoring and checking deliverables of sub-consultants during this reporting period to ensure the implementation of a catch-up plan to recover the delay of submission of deliverable. As a result, the sub-consultant submitted 2,004 / 2,053 lots or 98% for N2 and 840 / 874 lots or 96% for Muntinlupa 1 to Calamba of SC by the end of October 2021. These deliverables have been reviewed by geodetic engineers of DOTr and GCR for finalization, and 1,463 lots or 71% for N2 and 527 lots or 60% for Muntinlupa 1 to Calamba have been finalized and endorsed to DOTr by December 31, 2021. For Manila to Muntinlupa 2, this area is further divided into 3 sections and it was decided to procure 3 additional subconsultants to recover the delay. 2 subconsultants have been signed subconsultancy agreements and mobilized on December 6, 2021, then immediately started possible survey and preparatory works such as preparation of detailed site activity and deliverable submission schedules, application for work access permit to PNR, preparation of endorsement letter to various government agencies to request cooperation for issuance of necessary documents to subconsultants, etc. However, for DMS, there is a delay of 7 days in the timeline due to the request of LGUs to move the schedules to January 2022. For parcellary survey, an estimated 2-week setback is to be expected due to the pending release of PNR work access permit and the holidays/closing of government offices. Regarding remaining subconsultant, contract negotiation is still ongoing as of December 31, 2021.

For the Solis-Calamba Section, DOTr/GCR continued to do pre-implementation activities such as calculation of master list for compensation and entitlement as per revised RAP, issuance of NOT for landowners of Manila PO to Calamba. NOT issuance for Taguig started in October, for Makati in November, for Manila Phase 2 in December 2021. As of December 31, 2021, a total of 804 NoTs have been delivered to landowners (52%). Simultaneously, drafting of RfD has been commenced during this reporting period and total 46 RfD issued for Calamba Depot, Binan and Muntinlupa 1 from late November to middle of December 2021. However, OtB has not been issued for SC section yet.

Regarding GFI appraisal, additional appraisal site activities were conducted in October and November 2021 for N2. It included appraisal of lots newly confirmed as affected, subdivided lots, structures in which basic plans were newly prepared based on Detailed Measurement Survey (DMS) for APs who refused survey before. For the Solis-Calamba Section, the additional LBP appraisal and sweeping activity for Muntinlupa 1, 2 to Calamba were conducted from October to November 2021 in compliance with COVID-19 protocols. LBP appraisal report was originally scheduled to be completed by the end of March 2021, however, report for Muntinlupa, Manila Phase 2 and Makati have not been submitted to DOTr yet. DOTr and Development Bank

of Philippines (DBP) continued discussion and preparation for the Memorandum of Agreement (MOA) for appraisal in Taguig and Paranaque, and appraisal site activity was partially conducted in Taguig and Paranaque from October 18 to 20, 2021. DOTr needs to conclude amendment of MOA with DBP for the remaining properties to be appraised, and revision of documents and discussion between DOTr and DBP still on going as of the end of December 2021.

**Table 3-1 Status of Pre-Disbursement Activities (N2)**

STATUS		LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
NOTICE OF TAKING	TOTAL APS (subject to change after issuance of NOT)	102	117	35	4	33	620	221	1	1133
	ISSUED	70	83	19	4	21	539	180	1	917
	NOT YET ISSUED	32	34	16	0	12	81	41	0	216
	PROGRESS (%)	69%	71%	54%	100%	64%	87%	81%	100%	81%
OFFER TO BUY	ISSUED	0	0	0	3	0	0	1	N/A	4
	NOT YET ISSUED	102	117	35	1	33	620	220	N/A	1128
	PROGRESS (%)	0%	0%	0%	75%	0%	0%	0.5%	N/A	0.4%
LEGAL AP'S WHO AGREED TO NEGOTIATED SALE	APS WITH INCOMPLETE DOCUMENTS (6 MO. EXT)	0	0	0	0	0	0	0	N/A	0
	FOR EJS (6 MO. EXTENSION)	0	0	0	0	0	0	0	N/A	0
	APS WITH COMPLETE DOCUMENTS	0	0	0	3	0	0	1	N/A	4
	APS WITH VALIDATED DOCUMENTS	0	0	0	0	0	0	0	N/A	0
	WITH SIGNED DOAS	0	0	0	0	0	0	0	N/A	0
	WITH SIGNED ADRI	0	0	0	0	0	0	0	N/A	0
PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	N/A	0
APS FOR EXPROPRIATION	REFUSED NEGOTIATED SALE									
	CANNOT BE FOUND									
	FAIL TO COMPLETE DOCUMENTS (W/IN 6 MO.)									
ISF APS <sup>1</sup>	TOTAL AFFECTED CLAIMANTS	72	467	134	5	41	1186	710	38	2653
	NOTICE ISSUED	37	267	60	5	33	125	94	38	659
	WITH DISPUTED CLAIMS	0	0	0	0	0	0	0	0	0
	WITH INCOMPLETE DOCS	0	0	0	0	0	0	0	0	0
	WITH COMPLETE DOCS	26	193	58	5	29	115	78	38	542
	VALIDATED/VETTED ELIGIBLE APS	0	0	0	0	0	0	0	38	38
	WITH ACCEPTED OTC	0	0	0	0	0	0	0	38	38
	WITH SIGNED ADRI	0	0	0	0	0	0	0	38	38
PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	100%	1%

**Table 3-2 Status of Pre-Disbursement Activities (SC)**

STATUS		LOCAL GOVERNMENT UNIT												TOTAL
		Manila PO	Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
NOTICE OF TAKING	TOTAL APS (subject to change after issuance of NOT)	98	392	117	282	63	176	82	93	35	57	106	35	1,536
	ISSUED	70	143	46	49	40	136	73	77	29	36	77	28	804
	NOT YET ISSUED	28	249	71	-	23	40	9	16	6	21	29	7	732
	PROGRESS (%)	71%	36%	39%	-	63%	77%	89%	83%	83%	63%	73%	80%	52%

<sup>1</sup> Compensation for structures, other improvements, crops and trees

**Table 3-3 Status of Actual Disbursement of Compensation**

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT								TOTAL
		MALOLOS	CALUMPIT	APALIT	MINALIN	STO. TOMAS	SAN FERNANDO	ANGELES	MABALACAT	
LAND	TOTAL ELIGIBLE APS	102	117	35	4	33	620	221	1	1133
	FULLY PAID	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%
STRUCTURE	TOTAL ELIGIBLE APS <sup>2</sup>	82	403	131	5	42	1060	450	17	2190
	FULLY PAID	0	0	0	0	0	0	0	17	17
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	100%	1%
CROPS AND TREES	TOTAL ELIGIBLE APS <sup>3</sup>	31	138	47	1	24	334	21	33	629
	FULLY PAID	0	0	0	0	0	0	0	11	11
	PARTIALLY PAID	0	0	0	0	0	0	0	12	12
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	70%	4%
LOSS OF INCOME (MICRO-BUSINESS)	TOTAL ELIGIBLE APS	86	191	49	3	12	336	261	21	959
	FULLY PAID	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (S, M, L, BUSINESS)	TOTAL ELIGIBLE	13	48	13	1	2	81	51	0	209
	FULLY PAID	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (DISPLACED EMPLOYEES)	TOTAL ELIGIBLE	170	766	117	19	30	498	929	22	2551
	FULLY PAID	0	0	0	0	0	0	0	21	21
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	95%	1%
LOSS OF INCOME FOR AGRI/AQUA (INCLUDING TENANTS, CARETAKERS, RENT-FREE-FARMERS)	TOTAL ELIGIBLE	1	1	8	6	4	5	1	1	27
	FULLY PAID	0	0	0	0	0	0	0	1	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	100%	0%

### 3.1.2. Gaps, Issues and Risks identified

- Delayed payments of compensation to 9 APs in Pastolan area (Depot site)
- Income loss for the agriculture and non-agriculture enterprises and other entitlements for SAMANAKA APs, YUMI farm owner, and relocatees have not yet been paid
- Second revision of templates of (a) Notice of Taking (NoT) for NLO SOs and (b) notices for non-SOs to GCR with legal pass would delay disbursement of compensation from CP N-01 to N03
- No decision yet from PMO pertaining to issues on not to compensate affected tree owners whose trees are inside PNR property
- Delays in Parcellary Survey finalization hampered issuance of RfD and OtB for land acquisition, however, it is recovering to some extent. Nonetheless, RfD and OtB issuance is in very slow pace in N2
- Delays in submission of appraisal report by LBP for the Solis-Calamba Section hampers finalization of SC DD RAP report, compensation and entitlement sheet, and disbursement plan of DOTr

### 3.1.3. Mitigating Actions and Resolutions

- Continue to ensure the list of complete and pertinent documents to be provided by the Mabalacat LGU and Pastolan farmers
- DOTr PMO needs to decide immediately and expedite preparing and disbursing remaining entitlements for SAMANAKA, YUMI farm owner and relocatees

<sup>2</sup> Including those who do not have legal rights to land

<sup>3</sup> *ibid*

- Notices templates must be prioritized if needed to speed up compensating the APs from CP N-01 to N03
- DOTr and PNR still need to resolve the issue of non-payment of affected trees and crops within the PNR property. This is a belated decision of PNR after the approval of the RAP that says that APs will be compensated for their trees and crops included in the survey of affected assets.
- Expedite collection of required documents from landowners such as Certified True Copy of Title, Tax Declarations, etc.
- Strictly implement catch-up plan of sub-consultant undertaking the Parcellary survey and subdivision plans and finalize as soon as possible by focusing on checking of deliverables
- Closely monitor the progress and activity of additional sub-consultants for Manila to Muntinlupa 2, coordinate with government agencies and LGUs for smooth implementation of site survey
- DOTr will accelerate and streamline internal processing of documents such as timely approval of compensation and entitlement prior to APs transfer to temporary relocation. Thereafter land handover to the contractor will be on schedule.
- Follow up LBP for submission of appraisal report

## **3.2. Relocation and Resettlement**

### **3.2.1. Progress**

Many of the planned major activities in this reporting period were continued to be hindered by the restrictions imposed by the national and local authorities on COVID-19 pandemic. These activities include among others, institutional arrangement, social preparation and relocation site selection that have slowed down the deliverables of the project.

#### **3.2.1.1. Institutional Arrangement**

Last October 2021, the City of San Fernando Pampanga (CSFP) Sangguniang Panglunsod (SP) signed a Resolution authorizing the Mayor to enter into an amended MOA with DOTr and PNR. Afterwards, the Mayor signed it which was reported last November 19. Furthermore, the Mayors of Sto Tomas and Calumpit signed the MOA the following months. In the 1<sup>st</sup> quarter of 2022, DOTr will sign those MOAs and will endorse it to PNR for signing it. Only LGUs of Malolos, Apalit, Minalin and Angeles have not yet signed and expected to sign it this coming 1<sup>st</sup> quarter of 2022.

Local Inter-Agency Committee (LIAC) meeting in Angeles City was conducted for the approval of its sub-committees and Code of Policies last October 13. Then on November 11, another LIAC meeting was done and discussed the proposed relocation site, housing design and pre-qualification Masterlist update. Last week of November, CSFP LGU had a LIAC meeting and proposed a Resolution recommending the provision of rental subsidy and financial assistance to APs. A 3-day Relocation and Resettlement Action Plan (RRAP) Workshop in Sto Tomas was conducted on November 22-25. It was organized by LIAC Sto. Tomas, facilitated by Department of Human Settlements and Urban Development (DHSUD), and participated by its members such as Municipal Social Welfare and Development Office (MSWDO), Municipal Planning and Development Office (MPDO), Public Employment Service Office (PESO), Office of the Mayor, Affected Barangays, Philippine National Police (PNP), Presidential Commission for the Urban Poor (PCUP), Department of Interior and Local Government (DILG), Commission on Human Rights (CHR), National Housing Authority (NHA), PNR and DOTr including GCR. Then, the 7th LIAC meeting in Sto Tomas was held last December and discussed the following: (a) Executive Order (EO) and Resolution were drafted and adopted and ready for signatures; (b) drafted guideline for Beneficiary Selection, Awards and Arbitration Committee (BSAAC); and (c) Draft RRAP presented for activity schedules.

Related to the creation of LIAC in SC Section, all LGUs except Paranaque completed the creation of the LIAC by previous reporting period. The LIAC meeting in SC is conducted regularly in each LGUs. In Manila every 2nd and 4th Tuesday of the month, San Pedro the LIAC meeting Every 2nd Wednesday of the month, Sta. Rosa- Every 2nd Thursday of the Month, Biñan- 3rd Thursday of the Month, Cabuyao- 3rd Thursday of the Month, Calamba – 4<sup>th</sup> Wednesday of the month whilst for Muntinlupa, Makati and Taguig LIAC meeting reconvene regularly but the schedule agreement is still under discussion.

**Table 3-4 Establishment of Agreed Institutional Requirements Prior to Relocation Activities (N2)**

LGU	MOA SIGNING WITH NHA	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Malolos	Complete (MOA signed on 3 Sep 2019 but updating of MOA under discussion)	Ongoing	Ongoing (revised MOA is under final review by LGUs prior to signing)	Complete (the executive order signed by the mayor)	Not yet started
Calumpit		Ongoing	Ongoing (LGU mayor signed the MOA; to be signed by DOTr and PNR)	Complete (the executive order signed by the mayor)	Planned to formulate but not started due to ECQ
Apalit		Ongoing	Ongoing (revised MOA is under final review by LGUs prior to signing)	Complete (the executive order signed by the mayor)	Not yet started
Minalin		Ongoing	Ongoing (revised MOA is under final review by LGUs prior to signing)	Not applicable (LHB to be re-activated by a resolution approved by the mayor)	Not yet started
Sto. Tomas		Ongoing	Ongoing (LGU mayor signed the MOA; to be signed by DOTr and PNR)	Complete (the executive order signed by the mayor)	On-going (3-day RRAP Workshop done)
San Fernando		Ongoing	Ongoing (LGU mayor signed the MOA; to be signed by DOTr and PNR)	Complete (the executive order signed by the mayor)	Not yet started
Angeles		Ongoing	Ongoing (revised MOA is under final review by LGUs prior to signing)	Complete (the executive order signed by the mayor)	Not yet started
Mabalacat		Ongoing	Complete (but revised MOA is under final review by LGUs prior to signing)	Complete (the executive order signed by the mayor)	Not Applicable
Category of status: not yet started; complete; ongoing; incomplete; not applicable (i.e., LIAC will not be created, or RRAP will not be formulated). Note: <sup>a</sup> MOA signing between the DOTr, PNR, HUDCC (currently DHSUD), and NHA is intended for APs qualified for NHA-led resettlement assistance. <sup>b</sup> MOA signing between each LGU and the DOTr is intended for APs unqualified for NHA-led resettlement assistance.					

**Table 3-5 Establishment of Agreed Institutional Requirements Prior to Relocation Activities (SC)**

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Manila	Complete (MOA between the DOTr, PNR, SHFC, and HUDCC amended and restated in December 2018)	On going	On going (For discussion with Manila LGU)	Complete	Complete
Makati		On going	On going (For discussion with Makati LGU)	Complete	Not yet started
Taguig		On going	On going (For discussion with Taguig LGU)	Complete	Not yet started
Parañaque		On going	On going (For discussion with Paranaque LGU)	On going	Not yet started
Muntinlupa		On going	On going (Follow up with Rail Legal)	Complete	Not yet started
San Pedro		On going	On going (LGU comment with minimal revision)	Complete	Not yet started
Biñan		On going	On going (LGU comment with minimal revision)	Complete	Not yet started

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	RIMC Creation	LIAC Creation	Formulation of RRAP
Sta. Rosa		On going	On going (LGU comment with minimal revision)	Complete	Not yet started
Cabuyao		On going	On going (For discussion with Cabuyao LGU)	Complete	Not yet started
Calamba		On going	On going (LGU comment with minimal revision)	Complete	Not yet started
STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)					

### 3.2.1.2. Social Preparation

From Malolos to Angeles, NHA, DHSUD, PNR and DOTr with the assistance of GCR had a joint validation for the completion of incomplete data from APs for NHA pre-qualification procedure last November 15-19. A total of 1,122 APs (CP N-01 to N-03) with incomplete data were visited. Under CP N-01, 266 APs (Malolos-23, Calumpit-211, and Apalit-32) obtained complete data; CP N-02 with 540 APs in San Fernando; and CP N-03 with 132 APs in Angeles City. Thus, a total of 938 APs completed their data while 183 APs (Malolos-18, Calumpit-60, Apalit-8, San Fernando-22, and Angeles-75) did not complete their data since most of them moved out, cannot be found or located anymore and double entry. Last December 2021, DOTr received the consolidated data and its results from NHA. DOTr has commenced sending those incomplete data to LGUs starting with San Fernando for them to revalidate. It is expected that during the 1st quarter of 2022, updates from other LGUs will be obtained by DOTr.

For Solis-Blumentritt section, RAP for this section had been submitted and reviewed by ADB compliance unit with comments and suggestions to provide information on the vulnerability of the Business Owners and their employees particularly recording information on the impact of the pandemic in their business and to their employees. DOTr/GCR conducted vulnerability interviews mostly through face-to-face mode to gather the information requested by ADB on September 21-27, 2021, and it was continued by middle of November 2021.

For Manila 2 (Blumentritt-Paco), the final priority for relocation site was identified as the Carissa Homes Tanza, Cavite at the coordination meeting between Manila LGU, DOTr, SHFC, PNR, GCR on December 22, 2021. Upon determination of the relocation site, the 2<sup>nd</sup> Stakeholder Consultation Meeting (SCM) including relocation option survey using Project Information Brochures (PIBs) will be organized in 1<sup>st</sup> quarter of 2022. The preparation for the 2<sup>nd</sup> SCM such as coordination with Tanza, Cavite LGU and due diligence activities related to the Carissa Homes are on going as of the end of December 2021.

For Makati-Taguig section, the 2<sup>nd</sup> SCM for NLO in Taguig, Makati and Paranaque are under preparation in coordination with each LGUs. The concerns on the relocation site are still under discussion during LIAC meeting. For Taguig LGU, it was initially confirmed to include the Orosa property and the Carissa Homes in Tanza, Cavite as possible relocation sites for the PIB relocation site option. DOTr will coordinate with Taguig LGU for approval of Orosa Property as relocation site option. Whilst for the Makati LGU, Carissa Homes Tanza Cavite is considered as the initial relocation site option at this time of moment.

For Muntinlupa-Calamba section, the ground validation activities of the DD master list of non-landowners are in progress. The validation activities have already been completed in the Banlic Depot in Calamba as well as for Cabuyao, San Pedro, Biñan, and Santa Rosa. For Muntinlupa, coordination for the conduct of validation activities is on-going. RAP for this section had been submitted and reviewed by ADB compliance unit with comments and suggestions to provide information on the vulnerability of the Business Owners and their employees in same way with Solis-Blumentritt section. DOTr/GCR vulnerability interviews to gather information requested by ADB was continued by middle of November 2021.

All APs located within the PROW and are listed in the census are project entitlement beneficiaries. Assistance during transfer to temporary accommodation and to; permanent accommodation will be provided as per entitlement.

**Table 3-6 Status of Social Preparation Activities and Finalization of Master List (N2)**

LGU	Validation of DED Master List	Pre-qualification	BSAAC Validation	Production of Final Master List
Malolos	Complete	Ongoing	Not yet started	Not yet started
Calumpit	Complete	Ongoing	Not yet started	Not yet started
Apalit	Complete	Ongoing	Not yet started	Not yet started
Minalin	Complete	Ongoing	Not yet started	Not yet started
Sto. Tomas	Complete	Ongoing	Not yet started	Not yet started
San Fernando	Complete except beneficiaries of the Community Mortgaged Program (CMP) in Barangay Maimpis	Ongoing	Not yet started	Not yet started
Angeles	Complete	Ongoing	Not yet started	Not yet started
Mabalacat	Complete	Complete	Not applicable	Complete

Category of status: not yet started; complete; ongoing; incomplete; not applicable.

**Table 3-7 Status of Social Preparation Activities and Finalization of Master List (SC)**

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Manila	Complete	On going	Not yet started	Not yet started
Makati	On going	Not yet Started	Not yet Started	Not yet Started
Taguig	On going	Not yet Started	Not yet Started	Not yet Started
Parañaque	-	-	-	-
Muntinlupa	Not yet started	Not yet Started	Not yet Started	Not yet Started
San Pedro	On going	On-going	Not yet started	Not yet started
Bifian	On going	On-going	Not yet started	Not yet started
Sta. Rosa	On going	On-going	Not yet started	Not yet started
Cabuyao	Completed	On-going	Not yet Started	Not yet Started
Calamba	On going	On-going	On-going	Not yet started

STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e. LIAC will not be created, RRAP will not be formulated)

### 3.2.1.3. Progress on the Construction of Permanent Relocation Site

For the relocation sites for Malolos to Clark section, the over-all construction and final site selection is a work in progress with NHA in coordination with LGUs. Last November, NHA reported the latest proposed sites for (a) Malolos APs in Barangay Santor, (b) Calumpit APs in Barangay Buguio, and (c) Apalit APs may be included at San Fernando Pampanga with the consent of respective LGUs. Likewise, NHA proposed relocation sites in Angeles City which is located in Barangay Mining. The LGUs and the proponent are still finalizing their review for approval. Final decisions could be made this 1st quarter of 2022.

The San Fernando LGU and the proponent finalized its relocation sites last November 26, 2021. These sites are located in Barangay San Felipe (Site 1) which will have 625 units, Barangay Calulut (Site 2) with 67 units, and Barangay Panipuan (Site 3) with 603 units to be constructed. NHA planned to start constructing septic tanks in the sites in this coming quarter. While in Sto. Tomas, the construction in Dr. Emilio A. Bondoc Ville Resettlement Project, Barangay Sto. Nino is still in progress. During this reporting period, 8 housing units are already completed, 27 units are still constructing, and 1 unit is under layout. As per DOTr's Program Evaluation Review Technique – Critical Path Method (PERT-CPM), the target date of completion is by June 30, 2022.

For the Solis-Blumentritt section, identified relocation site is Obrero Market as per LIAC -LGU in Manila PO / CP S-01. For the LGUs in Muntinlupa-Calamba section, site selection by APs completed by February 2021. For both section, distribution, and retrieval of PIBs to obtain their preference for resettlement

option was conducted during 2<sup>nd</sup> quarter of 2021. For Manila 2 and Muntinlupa 2, the project proposed relocation sites options shown in Table 3-9 were disclosed for NLO HHs preference at 2<sup>nd</sup> SCM via online and SCM with PIBs which completed in 3<sup>rd</sup> quarter of 2021. In Manila 2, Dagonoy Market was the first preference among the HHs for their relocation, and in Muntinlupa 2, relocation option preference was in Gonzales Property. However, for Manila 2, as mentioned above, the Carissa Homes Tanza Cavite was identified as the final priority for relocation site for Manila NLOs. Thus, relocation site preference should be surveyed again through 2<sup>nd</sup> SCM and PIB. Relocation site options for Makati and Taguig are still on-going discussions with the respective LIACs and are not yet finalized, while discussion has not been started for Paranaque relocation site options.

Institutional arrangement, social preparation and site selection are in progress in coordination with KSAs and LGUs, however, pending the approval of the RAPs, compensation and entitlement has not been disbursed in the Solis-Calamba section as of the end of December 2021.

**Table 3-8 Status of Site Selection and Socialized Housing Construction (N2)**

STATUS	LOCAL GOVERNMENT UNIT							
	Malolos	Calumpit	Apalit	Minalin	Sto. Tomas	San Fernando	Angeles	Mabalacat
<b>Community Organizing</b>	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	No need for 6 APs
<b>Publication</b>	Started	Started	Started	Started	Started	Started	Started	Started
<b>Presentation of Identified Sites to APs</b>	Complete (disclosed during second round of SCMs; but not the latest proposed site)	Complete (disclosed during second round of SCMs; but not the latest proposed site)	Complete (disclosed during phone interviews; but not the latest proposed site)	Complete (disclosed during phone interviews; but not the latest proposed site)	Complete (disclosed during second round of SCMs on March 11)	Complete (disclosed during PIB distribution and collection; but not the approved sites yet)	Complete (disclosed during PIB distribution and collection; but not the latest proposed site)	Complete (disclosed during second round of SCMs on January 24)
<b>Site Selection</b>	Ongoing (Latest proposed site is in Barangay Santor)	Ongoing (Latest proposed site is in Barangay Buguion)	Ongoing (Sites are located in Barangays San Felipe, Calulut and Panipuan, San Fernando)	Ongoing (Sites are located in Barangays San Felipe, Calulut and Panipuan, San Fernando)	Approved (Dr. Emigdio A. Bondoc Ville Resettlement Project at Barangay to. Nino, Sto. Tomas, Pampanga)	Approved (Sites are located in Barangays San Felipe, Calulut and Panipuan, San Fernando)	Ongoing (Latest proposed site is in Barangay Mining, Angeles City)	Complete (Northville 16)
<b>Construction works</b>	Not yet started	Not yet started	Not yet started	Not yet started	Ongoing	Not yet started	Not applicable	Complete
<b>Site Inspection by APs</b>	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Complete
<b>Acceptance of APs &amp; Turnover of units</b>	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Complete
Category of status: not yet started; complete; ongoing; incomplete; not applicable.								

**Table 3-9 Status of Site Selection and Socialized Housing Construction (SC)**

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
Community Organizing	Done with 1st Community Assembly (CA) which includes SHFC backgrounder, prequalification	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started



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STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
	result, overview of rental subsidy and distribution of BSAAC forms  Manila 2: Not yet started									
Publication	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started
Presentation of Identified Sites to APs	Complete  Manila PO: Emmanuel Community Hospital, Pritil Market, Pampanga Market, Bambang Market, Obrero market and Dagonoy Market.  Manila 2: In-city: Masangkay Property Off city: Carisa Homes in Tanza Cavite, Nasugbu, Batangas	No Final Site yet but following are the options:  Contractors of SHFC  Carissa (if SHFC will agree)  Meeting with the Mayor re consideration of Calauan, Laguna	Ongoing discussion for possibility of In-city relocation using Orosa Property, Carissa Homes in Tanza, Cavite	Not yet started	1. Patdu Property, Brgy. Putatan 2. Wawa Legitimate Brotherhood Inc. Property, Brgy. Alabang 3. Santos Property, Brgy. Alabang 4. Gonzalez Property, Brgy. Alabang 5. Psalm Property, Brgy. Buli	Complete (Sietereales Property)	1. Paz Cangco Property 2. St. Francis Homes XII LIAC SSC endorsed; Pending LIAC certification; Ongoing site assessment ; pending appraisal: 1. Vergara Property 2. Torrente Property 3. Carayuman-Legasto Property	Final (Resurreccion Property)	Complete (Nevalga Property)	Complete LIAC SSC endorsed; Pending LIAC certification; Pending site assessment ; pending appraisal: 1. Arambulo Property, Brgy. Banlic 2. Tolentino Property, Brgy. Banlic
Site Selection (by APs)	Complete Manila PO: Obrero Market and Manila 2: Dagonoy Market	Not yet Started	Not yet started	Not yet started	Complete: Muntinlupa 1: Barangay Putatan, whilst Muntinlupa 2: Gonzales Property	Complete (Sietereales Property)	Complete (ST. Francis Homes Property)	Final (Resurreccion Property)	Complete (Nevalga Area, Batangay Bigaa)	Complete (Barangay Banlic)
Construction works	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started
Site inspection (APs)	Not yet started (willingness for site inspection surveyed)	Not yet started	Not yet started	Not yet started	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)
Acceptance of APs and Turn-over of units	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started

**Table 3-10 Summary of Distribution and Collection of PIBs in SC**

CP	Municipality / LGUs	Total No. of AHs	No. of Collected PIBs	Preferences for Relocation Options			No Information Available
				Assisted relocation	Self-Relocation	Undecided	
S-01	Manila PO1	422	402	336	26	40	20
S-02	Manila 2	2771	2313	2197	34	82	458

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CP	Municipality / LGUs	Total No. of AHs	No. of Collected PIBs	Preferences for Relocation Options			No Information Available
				Assisted relocation	Self-Relocation	Undecided	
S-03a	Makati						
S-03a,c	Taguig						
S-03b,c	Paranaque						
S-03c	Muntinlupa 2	689	560	550	8	2	129
S-04	Muntinlupa 1	1,658	1,218	1,191	10	17	440
S-05	San Pedro	510	378	368	4	6	132
	Biñan	2,030	1,455	1,391	11	53	575
	Sta. Rosa	510	395	370	5	20	115
S-06 to S-07	Cabuyao	183	152	147	0	5	31
	Calamba	2,130	1,544	1,445	27	72	586
<b>Total</b>		<b>10,903</b>	<b>8,417</b>	<b>7,995</b>	<b>125</b>	<b>297</b>	<b>2,486</b>
		<b>100%</b>	<b>77%</b>	<b>73%</b>	<b>1%</b>	<b>3%</b>	<b>23%</b>

Table 3-11 Progress of Actual Relocation/Displacement of PAHs

LGU	TOTAL # PAHs			NUMBER OF PAHs DISPLACED															
	TOTAL			SELF-RELOCATION			TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)			PERMANENT HOUSING (SOCIALIZED)			PERMANENT HOUSING (ECONOMIC)			PUBLIC RENTAL FACILITY			
	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
MALOLOS	41	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CALUMPIT	249	107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
APALIT	102	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MINALIN	5	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STO. TOMAS	36	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SAN FERNANDO	779	229	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ANGELES	420	207	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MABALACAT	5	3	100%	1	1	0	100%	-	-	-	-	6	3	3	100%	-	-	-	-

Note: 1 AP in Mabalacat decided not to be transferred to relocation site instead to stay in the current place since he will not leave his source of income and affected structures will be minor.

### **3.2.2. Gaps, Issues and Risks identified**

- Delay of RIMC MOA signing with LGUs
- Delay in conduct of LIAC Meetings due to imposed skeletal workforce within local offices caused by the COVID-19 pandemic
- NHA pre-qualification process still not yet completed because other project-affected persons could not be located
- Relocation and Resettlement Action Planning (RRAP) at the LGU level has not yet been done except in Sto. Tomas
- The relocation sites for Makati and Taguig are under discussion and coordination. 2<sup>nd</sup> SCM will be conducted once relocation sites are confirmed to be disclosed in PIBs
- Delays in validation activities due to lack of manpower from DOTr-partner agencies, COVID19 infections and inclement weather condition

### **3.2.3. Mitigating Actions and Resolutions**

- Continue to follow up on the status of RIMC MOA with LGUs
- DOTr PMO shall seek assistance from DHSUD to realize such commitments like mobilizing LIAC members for a regular consultative meeting, as well as convening RRAP at the LGU level.
- DOTr PMO shall follow up NHA to speed up the completion of pre-qualification as well as the finalization of relocation sites together with the LGUs
- DOTr PMO and NHA shall establish a regular coordination schedule to ensure that the latest data and other related information on relocation sites and list of affected families prior to setting up a meeting with LIAC is finalized.
- DOTr will intervene so that SHFC and LGUs can work together and maintain close coordination to finalize relocation sites of ISFs for the entire SC.
- DOTr will oversee and enjoin LGUs that LIAC meetings shall be held regularly in each LGUs and necessary activities such as selection of permanent relocation site, available rental housing facilities, rental subsidy mechanism, etc., to regularly discuss and resolve issues deliberated in the LIAC and well as with partner agencies.

## **3.3. Implementation of Livelihood and Income Restoration Measures**

### **3.3.1. Progress**

#### **3.3.1.1. Pre-Implementation**

Since October 2021, there has been no progress on the 2nd batch of Nego-Kart Livelihood assistance in Mabalacat. No update from DOLE on its schedule of implementation. Likewise, the Electrical Wiring and Installation Training Course is still not yet set for implementation this last quarter. As mentioned by the Mabalacat LGU, its funds and programs have been diverted to COVID-19 pandemic activities.

Last 3rd week of October 2021, DOTr together with GCR conducted joint validation inside PNR property to a total of 99 affected business (Malolos-2, Calumpit-42 and Apalit-7, Sto Tomas-2, San Fernando-18 and Angeles-28) with 70 affected employees (Malolos-5, Calumpit-30, San Fernando-33, and Angeles-2). DOTr halted drafting notices since a revised template would be released by end of December 2021, which was not occurred. And it is anticipated to release it in the 1st quarter of 2022. Last 2nd week of November, in Minalin, DOTr with GCR assistance validated 1 affected business of a landowner and 4 affected employees for entitlements and other livelihood assistance, which could be supported next year.

In the Solis-Calamba Section, the sub-committee on livelihood for the Manila LIAC was already activated last November 2020, and other LGU's sub-committees on livelihood have completed organizational work to be eventually activated through the LIAC activities. One of the major agreements during Manila Livelihood sub-committee meeting on November 29 is the eventual conduct of the livelihood community assembly to better introduce the LRIP component of the project to the APs. The City of Makati Inter-Agency Committee (CMIAC) Livelihood Sub-Committee meeting was held on November 19. They presented their existing livelihood programs to the DOTr and discussed ways to move forward given the budgetary constraints and limitations of the city in addressing the needs of the APs. Data analysis report in Makati City (Brgy. San

Antonio and Pio Del Pilar) was also submitted to the CMIAC livelihood sub-committee members to aid the implementation of the LRIP. In San Pedro City, the livelihood pre-workshop and the workshop were scheduled on October 22 and October 29, but it was postponed. For Calamba City, no LRIP has been convened yet.

In the 4<sup>th</sup> quarter of 2021, the primary activities conducted were the updating and the validation of the master list of the NLO business owners (Bos) in Calamba, Binan, and Cabuyao, Laguna including the City of Muntilupa. The primary purpose of these updating and validation activities is to ensure that the APs are still residing in the project areas. These data will be then collated with the Data Management Team (DMT) and the Geospatial Team (GST) of the DOTr. Succeeding updating and validating activities will be continued in the 1<sup>st</sup> quarter of 2022.

**Table 3-12 Status of Required Formal Agreements Prior to Implementation (N2)**

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	TBC	TBC	
DTI	TBC	TBC	
DOLE	MOA	Nego-Kart program	Y
DSWD	TBC	TBC	
LBP	MOA	Financial Literacy Training and Account Opening	Y
LGUs	Supplemental MOA	Financial Management Training and Vocational Training	

**Table 3-13 Status of Required Formal Agreements Prior to Implementation (SC)**

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	TBC	TBC	
DTI	TBC	TBC	
DOLE	TBC	TBC	
DSWD	TBC	TBC	

### 3.3.1.2. Implementation

#### (1) LRIP Workshops Conducted

During this reporting period, several LRIP Planning and Coordination Meetings were conducted for N2 and SC, but no LRIP workshops were implemented in any LGUs.

#### (2) Financial Literacy and Management Training

No progress has been taken on this assistance during this reporting period.

**Table 3-14 Financial Management Training Conducted by September 2021**

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE APS			# ELIGIBLE APS ATTENDED		
					M	F	T	M	F	T
MALOLOS	-	-	-	-	-	-	-	-	-	-
CALUMPIT	-	-	-	-	-	-	-	-	-	-
APALIT	-	-	-	-	-	-	-	-	-	-
MINALIN	-	-	-	-	-	-	-	-	-	-
STO. TOMAS	-	-	-	-	-	-	-	-	-	-
SAN FERNANDO	-	-	-	-	-	-	-	-	-	-
ANGELES	-	-	-	-	-	-	-	-	-	-
MABALACAT	1	1	21	18	16	5	21	13	5	18

#### (3) Assistance to find Alternative Site to Continue Business/Farming

Still no progress on this assistance during this reporting period.

#### (4) Assistance to Secure Government Soft Loan

Still no progress on this assistance during this reporting period.

**Table 3-15 Assistance to Secure Government Soft Loan**

LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
MALOLOS	126	-	-	-	-	-
CALUMPIT	488	-	-	-	-	-
APALIT	157	-	-	-	-	-
MINALIN	10	-	-	-	-	-
STO. TOMAS	30	-	-	-	-	-
SAN FERNANDO	1141	-	-	-	-	-
ANGELES	725	-	-	-	-	-
MABALACAT	38	0	-	-	-	-

\*Note: Total of Micro, small, medium, large business and vulnerable APs of landowner and non-landowner, thus there are duplication. The duplication in the name is due to multiple circumstances that APs have, eg. Home-based operated micro-business owners and vulnerable, this will be addressed accordingly.

### (5) Vocational/Enterprise Training

No progress on this assistance during this reporting period.

**Table 3-16 Vocational/Enterprise Training**

LGU	# ELIGIBLE APS	# APS REGISTERING			# APS SUCCESSFULLY COMPLETED			# OF APS THAT RECEIVED STARTED KITS						
		Total*	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
MALOLOS	126													
CALUMPIT	488													
APALIT	157													
MINALIN	10													
STO. TOMAS	30													
SAN FERNANDO	1141													
ANGELES	725													
MABALACAT	38	6	4	10	6	4	10	-	-	-	-	-	-	-

\*Note: Total of Micro, small, medium, large business and vulnerable APs of landowner and non-landowner, thus there is duplication. The duplication in the name is due to multiple circumstances that APs have, eg. Home-based operated micro-business owners and also vulnerable, this will be addressed accordingly.

### (6) Job Matching and Project Related Employment Opportunities

As of December 31, a total of 7 APs and local residents (Malolos-3, Calumpit-2, and Apalit-2) were endorsed by DOTr to contractor for employment. However, only 1 has been hired while the rest are still pending due to lack of required documents. Also, 1 out of 2 APs who directly applied to contractor was mobilized by the contractor. DOTr is anticipating more APs and local residents would be hired by the contractors and received livelihood support from LGUs in the 1<sup>st</sup> quarter of 2022.

**Table 3-17 Status of Job Matching and Employment Assistance**

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
MALOLOS	126	3	0	3	0	0	0						
CALUMPIT	488	2	0	2	0	0	0						
APALIT	157	3	1	4	1	1	2						
MINALIN	10												
STO.	30												

LGU	# OF ELIGIBLE APS	REGISTERING/SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
TOMAS													
SAN FERNANDO	1141	2	0	2	2	0	2						
ANGELES	725												
MABALACAT	38	12	0	12	12	0	12						

### 3.3.2. Gaps, Issues and Risks identified

- Less coordination work was done with LGUs regarding job hiring by railway contractors and plans to determine APs' training needs and support were not undertaken due to COVID-19 pandemic situation.
- Required documents for pre-employment has been shouldered by APs. LGUs assistance as committed was not provided.
- DOTr shall continue exploring with the different livelihood-mandated agencies (DTI, DOLE, TESDA, and DSWD) the different livelihood programs that can accommodate the APs in the project areas. Livelihood planning and workshop with these agencies are targeted on the Q1 of 2022.

### 3.3.3. Mitigating Actions and Resolutions

- More skills training courses to be implemented in the 1<sup>st</sup> quarter of 2022 in coordination with LGUs
- Continue to coordinate with LGUs and contractors for smooth access to job opportunities at the construction sites.
- DOTr shall utilize approved RAP to download funds to LGUs for the LRIP implementation.
- DOTr needs to organize its own Livelihood Team working together with the LGUs and other CSOs to move the LRIP forward

## 3.4. Provision of Special Assistance to Vulnerable Groups

### 3.4.1. Progress

No progress and update on the provision of Special Assistance to Vulnerable Groups from other affected LGUs. The issuance of notices for non-SO vulnerable individuals was temporarily ceased. Once legal pass of the revised notices, re-drafting and re-issuing will be undertaken by DOTr with the assistance of GCR. Re-issuance of notices is assumed to take place in the 1<sup>st</sup> quarter of 2022.

**Table 3-18 Provision of Special Assistance to Vulnerable Groups**

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING (PHP 15,000)			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
MALOLOS	27	-	-	-	-	-	-	-	-
CALUMPIT	249	-	-	-	-	-	-	-	-
APALIT	95	-	-	-	-	-	-	-	-
MINALIN	6	-	-	-	-	-	-	-	-
STO. TOMAS	16	-	-	-	-	-	-	-	-
SAN FERNANDO	724	-	-	-	-	-	-	-	-
ANGELES	413	-	-	-	-	-	-	-	-
MABALACAT	15	17	7	6	0	6	-	-	-

### 3.4.2. Gaps, Issues and Risks identified

- Delay of issuance of notices to vulnerable individuals.
- Persistent movement restrictions, due to the pandemic situation, in project site which prevented the conduct of planned skills training courses.

### 3.4.3. Mitigating Actions and Resolutions

- Expedite legal pass of the proposed revised notice template
- More skills training courses in concerned LGUs need to be implemented in the 1<sup>st</sup> quarter of 2022 for vulnerable groups.
- On-going consultations with the different LGUs on the implementation of the different livelihood programs are more focused into job placement of skilled and unskilled workers.

## 3.5. Public Information, Consultation and Disclosure

### 3.5.1. Progress

For the Malolos-Clark Section, individual consultations with structure owners (SOs) inside PNR property were carried out to remove obstructions voluntarily in the PROW that are non-compensable. DOTr, GCR, joined by the barangay officials, LGU representatives and contractors had series of dialogues. Hence, the affected SOs, contractors, and other concerned entities reached final agreements to cooperate in the clearing of the PROW.

In the Manila - Calamba Section, the 2nd SCM for NLO for Makati, Taguig and Paranaque are under preparation and on-going discussion, coordination with LGUs due to the relocation option to be disclosed to the affected NLO yet finalized. For Manila 2, additional SCM will be organized in 1<sup>st</sup> quarter of 2021 since the final priority for relocation site was identified in December 2021.

In addition, Information, Education and Communication (IEC) meetings and coordination meetings with affected government agencies and landowners who requested meeting with DOTr were continuously held individually in this reporting period.

**Table 3-19 List of Coordination meeting with Government Agencies and Landowners in Manila - Calamba Section**

Date	LGU	Government Agencies / Landowner
13-October-21	Makati	Univille Development Corporation
27-October-21	Makati	CTM Management Corporation
28-October-21	Paranaque	Marlin Realty Corporation (Shakey's WOW Center)
03-November-21	Manila	Manila Jockey Club Inc. regarding Utilities Relocation concern
15-November-21	Makati	Philippine Deposit Insurance Corporation (PDIC)
22-November-21	Taguig	Suyen Corporation
23-November-21	Cabuyao	Cabuyao Central School (Site verification for the possible encroachment of lots and structures)
26-November-21	Paranaque	Mercury Drug Store, San Martin de Porres, Paranaque City, NCR
03-December-21	Manila	DPWH regarding overlapping section of NLEX-SLEX Connector and NSCR-Ex Project concerning Brgy. 629

### 3.5.2. Gaps, Issues and Risks identified

- As a result of prolonged pandemic of COVID-19, mass gathering have been avoided. It continued to hamper field activities relative to consultation meetings with APs and coordination meetings with the LGUs

### 3.5.3. Mitigating Actions and Resolutions

- Health and safety protocols should be strictly observed during physical consultation meetings
- Utilize other possible means to provide information to APs such as phone calls, online meeting and others



### 3.6. Grievance Redress Mechanism (GRM)

#### 3.6.1. Progress

##### 3.6.1.1. Overall Status

Due to the government's ongoing movement restrictions under the pandemic of COVID-19, the operation of local help desks for the Malolos-Clark Section has continued to be deferred since March 2020, and the establishment of local help desks in the Solis-Calamba Section has been thus far postponed. However, the central hotline has been under operation all the way to accommodate grievances and inquiries of APs from both sections. To fill the void of local help desks and make sure that APs are fully informed on a change in the project timeline and seamlessly raise their issues and concerns without obstacles, the Central GRM Team of the MCRP PMO has rolled out the mobile help desk for both sections in the fourth quarter of 2020.

During this reporting period, a total of 437 grievances or inquiries (185 RAP-related, 2 Environment-related and 250 other issues) were received from both sections, cumulative total grievances received are 2,122. All grievances or inquiries received during this reporting period were resolved as of December 31, 2021.

From the DOTr GRM Portal/Database with new GRM Types/Classifications, the following GRM Report has been generated for the North and South Segments as of 31 December 2021. Table 3-21 in relation to Table 3-22 showed the types of grievances received from October to December 2021. In this reporting period, the most frequently received grievances and inquiries are about Resettlement and Relocation Concerns / Relocation and Resettlement. There are 153 cases and it is equivalent to 35% of total grievances or inquiries. The second most are about Land and Structure Acquisition, 118 cases and 27% of total cases. These two type of grievances and inquiries occupies 62% of total case.

In terms of GRM channels, Telephone and Text/SMS were the mostly used channel to send grievances as per Table 3-23 while social media and letter are the least used.

**Table 3-20 Status of Received Grievances and Inquiries (as of 31 December 2021)**

AREA AFFECTED	Received Grievances				Resolved Grievances				Unresolved Grievances			
	RAP-Related	Environment-Related	Others	Total	RAP-Related	Environment-Related	Others	Total	RAP-Related	Environment-Related	Others	Total
<b>NORTH SEGMENT</b>												
Capas*	0	0	0	0	0	0	0	0	0	0	0	0
Bamban*	0	0	0	0	0	0	0	0	0	0	0	0
Mabalacat	1	0	2	3	1	0	2	3	0	0	0	0
Angeles	3	0	5	8	3	0	5	8	0	0	0	0
San Fernando	4	1	8	13	4	1	8	13	0	0	0	0
Santo Tomas	0	1	1	2	0	1	1	2	0	0	0	0
Minalin	0	0	0	0	0	0	0	0	0	0	0	0
Apalit	1	0	0	1	1	0	0	1	0	0	0	0
Calumpit	1	0	4	5	1	0	4	5	0	0	0	0
Malolos	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUBTOTAL</b>	<b>10</b>	<b>2</b>	<b>20</b>	<b>32</b>	<b>10</b>	<b>2</b>	<b>20</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>SOUTH SEGMENT</b>												
Manila	98	0	64	162	98	0	64	162	0	0	0	0
Makati	21	0	14	35	21	0	14	35	0	0	0	0
Taguig	13	0	19	32	13	0	19	32	0	0	0	0
Parañaque	1	0	5	6	1	0	5	6	0	0	0	0
Pasay	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	18	0	47	65	18	0	47	65	0	0	0	0
San Pedro	0	0	1	1	0	0	1	1	0	0	0	0
Biñan	4	0	8	12	4	0	8	12	0	0	0	0
Santa Rosa	5	0	32	37	5	0	32	37	0	0	0	0
Cabuyao	0	0	1	1	0	0	1	1	0	0	0	0

*The North-South Commuter Railway Extension Project in the Republic of the Philippines  
Internal Monitoring Report, April to June 2021*

AREA AFFECTED	Received Grievances				Resolved Grievances				Unresolved Grievances			
	RAP-Related	Environment-Related	Others	Total	RAP-Related	Environment-Related	Others	Total	RAP-Related	Environment-Related	Others	Total
Calamba	15	0	16	31	15	0	16	31	0	0	0	0
<b>SUBTOTAL</b>	<b>175</b>	<b>0</b>	<b>207</b>	<b>382</b>	<b>175</b>	<b>0</b>	<b>207</b>	<b>382</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Not within Project Scope	0	0	23	23	0	0	23	23	0	0	0	0
<b>TOTAL</b>	<b>185</b>	<b>2</b>	<b>250</b>	<b>437</b>	<b>185</b>	<b>2</b>	<b>250</b>	<b>437</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

\*Capas and Bamban are not included in NSCR-Ex Project, however, these LGUs are included for GRM for data integrity.

**Table 3-21 Types of Grievances Received**

Type of Grievances and Inquiries		October 2021	November 2021	December 2021	Q4 2021	As of 301 December 2021
A	Additional Claimants for Environment	0	0	0	0	1
B	Additional Claimants for RAP	0	0	0	0	23
C	Demolition Concern	0	0	0	0	51
D	Environmental Compensation	0	0	0	0	1
E	Financial Assistance	0	0	0	0	1
F	Inquiry Help Desk Operation	0	0	0	0	51
G	Resettlement and Relocation Concerns / Relocation and Resettlement*	22	70	61	153	340
H	Request for Technical Outputs	0	0	0	0	78
I	Inquiry Tax Declaration	0	0	0	0	2
J	Inquiry Timeline / Project Timeline*	12	9	6	27	307
K	Legal Consultation	0	0	0	0	192
L	Livelihood Queries / Livelihood Inquiry*	0	0	0	0	3
M	Meeting Request	0	0	0	0	39
N	Ownership Validation	9	13	10	32	332
O	RAP Compensation	0	0	0	0	117
P	Request for Realignment	0	0	0	0	4
Q	Technical Concerns	0	0	2	2	59
R	Informal Settlement and Relocation Inquiry*	7	23	3	33	53
S	Document Requests*	1	0	1	2	18
T	Land And Structure Acquisition*	58	33	27	118	252
U	Environment, Health and Safety-related Inquiry*	0	0	0	0	24
V	Environmental Management*	1	1	0	2	5
W	Health*	0	0	0	0	4
X	Land Acquisition-related Inquiry*	10	11	14	35	68
Y	Livelihood And Employment**	2	1	1	4	15
Z	Civil Works**	1	0	0	1	3
AA	Not Specified (Others, staff impoliteness)	1	4	0	5	21
AB	Not Related / Not Within Project Scope*	12	8	3	23	58
<b>TOTAL</b>		<b>136</b>	<b>173</b>	<b>128</b>	<b>437</b>	<b>2122</b>

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

\*New Grievance Categories based on entries from the DOTr's new GRM Portal as of 30 June 2021.

\*\*New Grievance Categories based on entries from the DOTr's new GRM Portal as of 31 December 2021.

Table 3-22 Types of Grievances Received per LGU (as of 31 December 2021)

Area Affected	Type of Grievance/Inquiry*																										TOTAL			
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z		AA	AB	
<b>NORTH SEGMENT</b>																														
Capas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bamban	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mabalacat	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3
Angeles	0	0	0	0	0	0	3	0	0	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0	2	0	0	0	0	8
San Fernando	0	0	0	0	0	0	4	0	0	0	0	0	0	2	0	0	0	0	0	3	0	1	0	0	1	1	0	1	0	13
Santo Tomas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
Minalin	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apalit	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Calumpit	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	4	0	8
Malolos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUB-TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>35</b>	
<b>SOUTH SEGMENT</b>																														
Manila	0	0	0	0	0	0	85	0	0	0	8	0	0	0	9	0	0	2	13	1	29	0	0	0	12	0	0	0	0	159
Makati	0	0	0	0	0	0	17	0	0	5	0	0	0	0	0	0	0	0	4	0	4	0	0	0	3	2	0	0	0	35
Taguig	0	0	0	0	0	0	11	0	0	4	0	0	0	2	0	0	0	0	2	0	8	0	0	0	4	1	0	0	0	32
Parañaque	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	0	0	0	0	6
Pasay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	0	0	0	0	0	0	8	0	0	6	0	0	0	0	9	0	0	0	11	0	23	0	0	0	7	1	0	0	0	65
San Pedro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Bifan	0	0	0	0	0	0	2	0	0	0	0	0	0	3	0	0	0	0	2	0	5	0	0	0	0	0	0	0	0	12
Santa Rosa	0	0	0	0	0	0	5	0	0	0	0	0	0	1	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	37
Cabuyao	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Calamba	0	0	0	0	0	0	15	0	0	1	0	0	0	5	0	0	0	0	0	9	0	0	0	1	0	0	0	0	0	31
<b>SUB-TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>2</b>	<b>33</b>	<b>1</b>	<b>110</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>379</b>		
Not Within Project Scope	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>153</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>2</b>	<b>33</b>	<b>2</b>	<b>118</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>33</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>23</b>	<b>437</b>		

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.  
\*Please refer to Table 3-21 above for the full type of grievance/inquiry.

**Table 3-23 Grievances Received per GRM Channel**

GRM Channel	October 2021	November 2021	December 2021	Q4 2021
Personal	22	2	0	24
Telephone	98	94	58	250
E-mail	4	35	30	69
Letter	0	1	0	1
Text/SMS	11	41	40	92
Social Media	1	0	0	1
<b>TOTAL</b>	<b>136</b>	<b>173</b>	<b>128</b>	<b>437</b>

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

**Table 3-24 Grievances Received per GRM Channel per LGU Affected (October to December 2021)**

LGU Affected	Personal	Telephone	E-mail	Letter	Text/SMS	Social Media	Total
<b>NORTH SEGMENT</b>							
Capas	0	0	0	0	0	0	0
Bamban	0	0	0	0	0	0	0
Mabalacat	0	3	0	0	0	0	3
Angeles	0	2	1	0	5	0	8
San Fernando	1	9	1	0	2	0	13
Santo Tomas	1	2	0	0	0	0	3
Minalin	0	0	0	0	0	0	0
Apalit	0	0	0	0	1	0	1
Calumpit	0	7	0	1	0	0	8
Malolos	0	0	0	0	0	0	0
<b>SUB-TOTAL</b>	<b>2</b>	<b>23</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>36</b>
<b>SOUTH SEGMENT</b>							
Manila	0	77	48	0	34	0	159
Makati	0	17	8	0	9	0	34
Taguig	0	16	3	0	14	0	33
Parañaque	0	3	0	0	3	0	6
Pasay	0	0	0	0	0	0	0
Muntinlupa	2	49	4	0	10	0	65
San Pedro	0	1	0	0	0	0	1
Biñan	0	10	0	0	2	0	12
Santa Rosa	2	32	0	0	1	1	36
Cabuyao	0	1	0	0	0	0	1
Calamba	7	15	4	0	5	0	31
<b>SUB-TOTAL</b>	<b>11</b>	<b>221</b>	<b>67</b>	<b>0</b>	<b>78</b>	<b>1</b>	<b>378</b>
Not within Project Scope	11	6	0	0	6	0	23
<b>TOTAL</b>	<b>24</b>	<b>250</b>	<b>69</b>	<b>1</b>	<b>92</b>	<b>1</b>	<b>437</b>

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

### 3.6.1.2. Grievances Received Through Contractors

For N2, during this reporting period, a total of 8 grievances or inquiries received from the APs through contractors. One (1) complained on tree cutting- compensation for trees allegedly planted on a titled land located in San Fernando (CP N-03). And 7 APs complained on noise and disturbances near the working area (Calumpit Station, CP N-01). Thus, only the case on grievances for affected tree compensation is still pending.

**Table 3-25 Summary of Received Grievances Through Contractors**

Contract Package	Category					
	RAP-Related	Environment-Related	Technical Concerns	Gender-based Violence	Staff Related	General Queries
CP N-01	0	0	7**	0	0	0
CP N-02	0	0	0	0	0	0
CP N-03	1*	0	0	0	0	0
CP N-04	0	0	0	0	0	0
CP N-05	0	0	0	0	0	0

\*Pending Case: Grievances on tree cutting- compensation for trees allegedly planted on a titled land

\*\* Noise and disturbances complaints near the working area (Calumpit Station)

### 3.6.1.3. Conducted GRM Training for Contractors

Last December, DOTr with the assistance of GCR conducted GRM training to contractors from CP N-01 to N-05. Its main purpose is to orient contractors on proper handling of grievances and the GRM process flow for the establishment of physical helpdesk.

**Table 3-26 Schedule on the Conducted GRM Trainings to Contractors**

Contract Package	Date of Training
CP N-01	December 15, 2021
CP N-02	December 9, 2021
CP N-03	December 15, 2021
CP N-04	December 9, 2021
CP N-05	December 14, 2021

### 3.6.2. Gaps, Issues and Risks identified

- Difficulty to resume or establish local help desk due to prolonged movement restriction
- As the construction activities, RAP pre-implementation and implementation progress, potential increase of grievances is expected for both section
- Information on what type of social media platform is being used has not been recorded

### 3.6.3. Mitigating Actions and Resolutions

- Share grievances immediately among concerned parties and address as soon as possible
- Possible consideration of increasing Focal Persons / Case handlers as GRM Ambassadors
- Continue conduct workshops and develop the integrated GRM database to improve the GRM operation
- Study on how to generate information that used social media platforms will be undertaken

## 3.7. Handing Over of Land for Civil Works

### 3.7.1. Progress

The Owner's Permit from Bases Conversion and Development Authority (BCDA) was originally issued on October 14, 2020 for 3 months, renewed on December 9, 2020 for another 3 months, again renewed on March 1, 2021 for 6 months, then amended on June 10, 2021 to authorize project access in the areas for the River Diversion Works of Quitanguil and Dolores Rivers within the BCDA Project-Affected Properties, as an additional working area outside of original PROW. The duration of effectiveness was also 6 months for this amendment. The survey to settle the position of affected lots and area of BCDA properties in Mabalacat was completed by the end of September 2021. However, BCDA properties are also located in Angeles and it was necessary to finalize parcellary survey for these lots too, so that all BCDA properties are included in ROW Usage Agreement. The survey result of BCDA properties in Angeles was submitted to DOTr on 19 Nov 2021, however ROW Usage Agreement is still under discussion between DOTr and BCDA.

Though ROW Usage Agreement has not been settled, a total of 100% of the land has been handed over to the Contractors of CP N-05 on August 16, 2021 after the APs from SAMANAKA & Pastolan signed Commitment to Process Notice (CtPN), a document that agrees to cut down trees before actual payment by ensuring payment of compensation from DOTr. Regarding CP N-04, GGDC structure demolition is not critical anymore due to the design change, and it is now reused by the contractor. Therefore, land handover of CP N-04 also complete.

For Malolos to Angeles, land handover is extremely critical since the contractors started pre-construction activities such as soil investigation and test piles as indicated from the previous reporting period. DOTr and GCR are constantly managing and addressing inquiries from the contractors and processing clearance of existing obstructions in Free and Clear areas which are not eligible for compensation, such as movable items, makeshift structures by light materials encroached after the cut-off date, etc., in coordination with respective barangays and LGUs

Despite the efforts mentioned, there was no significant progress in handing over of PROW since social preparation activities for relocation and resettlement of residents in PNR ROW are currently ongoing and the land that are privately owned has not been acquired yet. In view of this, the DOTr/GCR identified additional areas that are free and clear and that has not been previously handed over. This is in consideration on the urgency of site handover to the contractors. For CP N-02, DOTr/GCR had initial site inspection in September, conducted meeting with fishpond business owners in October to confirm the impact for their business and possibility of handover this area, then obtained No Objection from fishpond business owners and operators. After that, a joint site inspection was conducted with all related organizations on October 18, 2021 and 2<sup>nd</sup> request for permit to enter was submitted to PNR. It was approved on November 16, partial site handover certificate was issued on November 23, 2021, then additional land was handed over to the contractor of CP N-02. The same measure is being taken for CP N-01 and N-03 to hand over site as much as possible as of December 31, 2021.

Land acquisition activities and procedures are prioritized for the most necessary lots for construction considering the scale of required land acquisition for the project. The entire timeline of site handover for Malolos to Angeles, and Solis to Calamba has been discussed between DOTr and GCR considering activities to be conducted and necessary procedures, and agreed with target site handover date as September 2022 for priority area and December 2022 for remaining area for Malolos to Angeles. For the Solis-Calamba Section, target date was set as June to November 2022 for PNR Track Relocation Project affected area, and July to November 2022 for remaining NSCR-Ex project site.

**Table 3-27 Status of Handing Over of Land to Contractor**

LGU	PROJECT ROW (SQ. M.)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
	TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
								%	EXPECTED DATE
MALOLOS	93,686	81,838	328	11,520	55,751	37,935	59.51%	40.49%	Dec-22
CALUMPIT	183,301	138,369	162	44,770	79,904	103,397	43.59%	56.41%	Dec-22
APALIT	153,003	127,969	0	25,034	86,203	66,800	56.34%	43.66%	Dec-22
MINALIN	86,227	56,297	0	29,930	52,970	33,257	61.43%	38.57%	Dec-22
STO. TOMAS	109,542	100,918	0	8,624	103,120	6,422	94.14%	5.86%	Dec-22
SAN FERNANDO	482,181	258,728	3,349	220,104	229,276	252,905	47.55%	52.45%	Dec-22
ANGELES	182,225	106,210	7,230	68,785	45,421	136,804	24.93%	75.07%	Dec-22
MABALACAT	603,974	0	603,974	0	603,974	0	100.00%	0.00%	16-Aug-21

### 3.7.2. Gaps, Issues and Risks identified

- Delay of construction site handover, especially for working areas of piers and train stations, has been identified at critical stage since it causes the delay of construction works of CP N-01 to N-03. Currently, the contractors are only able to move in free and clear PNR land hand-overed to them.
- Updated land handover timeline is confirmed by DOTr but it needs to be broken down into more detailed handover schedule per pier location so that the contractors can modify their construction schedule according to the estimated site handover schedule.
- Priority sites with NLO and LO project affected people and their assets will need to be finalized.
- Delays in land clearing the right of way even in handed over free and clear area will need to be settled due to obstruction, access issues and privately owned trees and crops are potential cause of contractor's claims.
- Suspension of issuance of NLO Notice of Taking (NLO NoT) and NLO Offer to Compensate (OtC) due to revision of format subject to discussion with Office of the Undersecretary for Railways (OUR) Legal Team, halted this step which informs the APs if their structure is affected or not by the project and delayed the subsequent steps needed for the processing of compensation, hence, will not be allowed to be cleared/demolished.

### 3.7.3. Mitigating Actions and Resolutions

- Revised and updated formal site handover schedule per pier to be provided by DOTr to Contractors.
- Handover additional unencumbered PNR ROW to the contractor if any, upon verification of availability.
- Expedite clearance of non-compensable obstructions in free and clear area in coordination with local governments.
- Follow up the approval of issuance of the revised format of the NLO NoT and NLO OtC.

### 3.8. Additional Impacts Raised during RAP Implementation

#### 3.8.1. Additional Work Area for Dolores and Quitangil River Realignment in Mabalacat

The remaining compensation (for the mango and acacia trees) of one of the two affected farmers at the Dolores River upstream were put on hold by DOTr until the source of payment is determined. Compensation of the APs at the downstream were also not finalized due to the on-going discussion with BCDA Subic-Clark Railway Project on the overlapping boundary/area. For the Quitangil River realignment, there were no affected trees and persons in the additional work area.

#### 3.8.2. Additional Impact caused by NGCP Relocation in N2

National Grid Corporation of the Philippines (NGCP) is a privately owned corporation in charge of operating, maintaining, and developing the country's state-owned power grid, an interconnected system that transmits gigawatts of power at thousands of volts from where it is made to where it is needed (Corporate Profile of NGCP <https://www.ngcp.ph/profile>). NGCP facility, poles and lines are fully or partially located inside the MCRP PROW or crosses the PROW in five (5) sites in four (4) LGUs of the MCRP alignment, thus the relocation of these obstructions are required.

**Table 3-28 NGCP Affected Facility and Lines in MCRP**

No.	Location	MCRP KM	Facility/Line	Impact
Site 1	Mabalacat	81+740	Metering Facility	Partially inside the PROW
Site 2	San Fernando	61+040	Mexico - Hermosa Line	Cross the PROW
Site 3	San Fernando	59+800	Duhat - Hemososa Line	Cross the PROW
Site 4	Calumpit	43+700-41+550	Mexico - Calumpit Line	Inside and parallel to the PROW
Site 5	Malolos	37+900	San Jose – Malolos -Hermosa Line	Cross the PROW

The NGCP prepared utility relocation plans and conducted series of joint site survey activities, and due diligence, with DOTr and GCR from December 2020 to February 2021. This was done to confirm the site condition and assess the extent of involuntary resettlement impacts, if any. Based on the result of the site survey, NGCP identified possible pole relocation sites in order to minimize the impacts, before choosing the appropriate relocation site. Site 2 Mexico - Hermosa Line in San Fernando and Site 4 Mexico - Calumpit Line in Calumpit are expected to cause additional involuntary resettlement impacts. Based on the finalized relocation plan by the NGCP, draft due diligence report including a timeline was prepared in June and finalized by DOTr in August. After finalization, due diligence report submitted to ADB and JICA for their review by DOTr at the end of August 2021. Since involuntary resettlement impacts are identified for two sites in San Fernando and Calumpit, DOTr conducted Information, Education and Communication (IEC) meeting for Calumpit LGU on August 12 and for San Fernando LGU on August 16, 2021. RAP survey to prepare an Addendum RAP commenced from August 18 and draft Addendum RAP is being prepared describing the impacts, mitigation measures, budget, and implementation arrangements in line the principles set out in the approved RAP for the MCRP. However, the concern of the impact of radiation under the electric line was raised in this reporting period, and DOTr and NGCP discussed about this concern and agreed to acquire the land under the line as NGCP corridor. A MOA is currently being finalized between NGCP, DOTr and PNR. The updated drawing reflected area for corridor is under preparation as of December 31, 2021. Also, it will cause delay of site handover and permanent relocation of NGCP, therefore the contractor is suggesting temporary relocation of NGCP inside the Project's ROW, for consideration and approval of DOTr-PNR.

### **3.8.3. Alternative Access for Farmers in Mabalacat**

In CP N-05 Depot Section, the 2 affected farmers at the Southwest side had to use alternate route which include crossing the river if they wish to tend to their remaining trees. DOTr mentioned that the APs should directly ask permission from Clark International Airport Corporation (CIAC) for them to be given the permanent alternate access. At the Northwest Section, the temporary access remained open until the end of December 2021. DOTr and GCR Civil Teams made a site inspection in October on the proposed location of the permanent alternate access road to determine the location vis-a-vis the 10m work area of POSCO, the contractor of CP N-05. However, in November, a coordination meeting with Clark Development Corporation (CDC) has been made to align the north entrance design and activities with the CDC road widening project at Prince Balagtas Avenue. This would need redesigning of the North Entrance which may also affect the permanent access road.

In the CP N-04 Clark International Airport Section, the contractor AEJV provided two alternative temporary access to landlocked affected farmers for those with vehicles: these are at the CP Garcia and airport roads. Farmers were also allowed to pass by Quitangil River (under the bridge) by foot, bicycle and motorcycle.

## **4. Planned Activities for the Next Reporting Period**

### **4.1. Malolos – Clark Section**

- Revised and updated N2 land handover schedule that is practical and responsive to the APs condition and in keeping with the timely land handover for construction requirements of the project.
- Handover additional unencumbered PNR ROW to the contractor if available in N-01 and N-03
- Facilitate clearance of obstructions in free and clear area in coordination with local governments
- Complete delivering the NoT to landowners in Malolos to Angeles by courier and face to face
- Continue issuance of Request for Donation and Offer to Buy
- Commence filing of expropriation for lots of private owners that cannot be located or refused to receive NoT
- Continue issue necessary documents and disburse compensation for remaining payment in Mabalacat
- Hopefully, the format for NoT to NLO Structure Owners (SOs) and draft Offer to Compensate (OtC) for SOs will be approved already, to continue issuance of these documents to APs and collect/gather requirements from them
- Prepare notices to non-SO such as renters, rent-free occupants, affected business owners and employees as well as vulnerable individuals
- Signing of the memorandum of agreement (MOA) of RIMC with each LGU
- Expedite issuance of necessary documents in CP N-01 to N-03
- Conduct LIAC meetings for Malolos to Angeles
- Finalize relocation site in coordination with NHA and SHFC
- Address issues raised during RAP implementation
- Implementation LRIP for those who relocated
- Prepare Addendum RAP for NGCP relocation

### **4.2. Solis – Calamba Section**

- Speed up the RAP updating and approvals in the SC, obtain ADB concurrence of DD RAP for Manila PO and Muntinlupa 1 to Calamba Section both for Landowner and Non-landowner and RAP for Tunnel section
- Finalize Addendum RAP for Obrero Market, submit to ADB for concurrence
- Prepare Addendum RAPs for the area where PROW revised
- Data analysis and update of RAP for Manila 2 and Makati to Muntinlupa 2 section, conduct necessary activities to update RAP, such as 2<sup>nd</sup> SCM, PIB distribution and retrieval, finalization of relocation site, etc.,
- Implement pre- RAP approval activities by the cleaning of masterlist, finalizing compensation and entitlement particularly in the track relocation project
- Continue NoT distribution to landowners for Manila PO to Calamba section
- Continue preparation, revision and issuance of Request for Donation



- Complete ground validation activity of APs in Muntinlupa
- Coordination meetings with key shelter agencies (KSAs) and LGUs
- Continue conducting GFI appraisal activity
- Planning of priority activities for PNR Track Relocation
- Complete calculation of master list for compensation and entitlement for Manila PO, Calamba, Binan, Muntinlupa 2, San Pedro, Cabuyao and Sta Rosa

#### **4.3. Common Activities for Entire NSCR-Ex Project**

- Continue to respond to complaints filed in the central hotline of the GRM including monitoring the GRM operation
- Continue supervising sub-consultants for Parcellary survey update and supplemental detailed measurement surveys (DMS), implement catch up plan
- Prepare internal monitoring reports of the DOTr/GC as one of the bases of the EMA's report on the compliance of the RAP
- Prepare minutes of meetings, site daily activity reports and other necessary reports on the actual condition and progress of RAP works for internal monitoring preparation

### **5. Summary and Recommendations**

During this reporting period, a part of the remaining payment of compensation for trees and other facilities were credited to their bank accounts for CP N-04 and N-05 in Mabalacat LGU, however, there are still remaining affected people waiting for the results of DOTr's verification and approval of claims prior to issuance of compensation and entitlement.

For Malolos - Clark section, including four station areas in Calumpit, Apalit, San Fernando and Angeles, progress of activities are still in the finalization of the masterlist as the prequalification process of NHA is still not completed. The suspension of the issuance of NLO NoT and NLO OtC stopped the timeline to start the processing of structure compensation necessary for clearing of obstructions. For private land acquisition, some landowners already accepted DOTr offer for compensation, but actual disbursement of compensation and entitlement has not been implemented yet and most of compensation for land, structures, resettlement of AHS is still in pre-disbursement stage as of the end of December 2021. To mitigate impact delays in land handover for the construction works, DOTr/GCR identified available unencumbered PNR land inside PROW in CP N-02 and handed over to the contractor in November 2021, and the same measures are under process for CP N-01 and N-03. Also, clearance (clearing & grubbing and removal of movable obstructions) in Free and Clear area is ongoing in close coordination with the contractors, and LGUs. For Solis- Calamba section, DD RAPs have been continuously revised for ADB review and concurrence, however, still no RAP has been approved yet and RAP implementation has not commenced. Pre-implementation activities are ongoing to expedite the implementation process once RAPs are approved.

The delays experience is inevitable circumstances brought about mainly by the impact of government's movement restrictions in the LGUs covered by the project that are with high incidence of COVID-19 cases during this pandemic. Additionally, project implementation in issuing notices to the NLOs slowed down significantly due to repeated adjustments and revisions in the notification format to be used. The delays in the submission of parcellary and subdivision plans of the sub-consultant hindered the preparation of OtB, but DOTr/GCR compelled and supported the sub-consultant to finish the parcellary surveys needed for the preparation of OtBs not later than the end of October as indicated in their catch-up plan, and it has been recovering by steady implementation of catch up plan. To manage these difficulties in RAP implementation procedures due to movement restrictions, close communication, coordination, and information sharing by DOTr with partner agencies such as KSAs, and the LGUs, has been initiated to ensure smooth and immediate action on RAP related issues needing resolutions. Considering the need to accomplish the massive number of affected people to be transferred to temporary accommodation to clear the project right of way, the funds shall be already available for RAP implementation. DOTr/GCR closely coordinated and updated site handover schedule to the contractors considering necessary procedures and available resources in December 2021 for both N2 and SC. Subsequently, DOTr/GCR should accelerate issuance of RfD and the OtBs to private landowners and the issuance of the revised NLO NoT and NLO OtC as soon as it is approved for issuance. DOTr with the assistance of GCR, shall intensify its field activities to transmit to the NLOs and thereafter carry out RAP implementation procedures.

Additionally, DOTr is carrying out countermeasures to accelerate work in N2 and SC by hiring new personnel and had reorganized its existing personnel to transition to a realistic number of workforce that can achieve the implementation objectives of the right of way acquisition and resettlement processes. Also, DOTr is focusing on deploying additional staff for RAP implementation especially in the project's priority areas for construction in N2 and the SC particularly the TRP. To implement RAP in a timely manner, DOTr is working internally to speed up some administrative work in the processing of documents for approval by other key departments particularly the legal pass and required documentation to issue the notices for the affected people.

Further, for on-site validation activities in the SC, DOTr is using tablets and online applications to fast-track the input and updating of information for the APs to make the information readily available and to facilitate easier inputs in the masterlists. Also, longer period of ground activities is implemented to speed up in a shorter time completion of validation activities.

Amid this pandemic situation, the DOTr provided a more comprehensive approach to protect the health and safety of the personnel involved in the implementation of the RAP, such as full vaccination endorsement support, periodic antigen/RT-PCR test, and supply of PPEs for all staff working in the field. As the situation improved in late this reporting period, DOTr/GCR activated its field activities and having more face-to-face meetings for planning of the activities in year 2022, so that RAP implementation will be accelerated in a more efficient and timely manner.