

Social Housing for the Poor in Davao City, Philippines

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Abstract

Social housing program was one of the government's actions to address the increasing informal settlement problem. Because of poverty, many people were not able to acquire even a small house which they can call their own, thus, pushing them to go informal settlement. The social housing program of the government aims to provide convenient housing to homeless people; this is in view of relocating informal settlers into a safer avenue to protect them from future disasters. This research mainly aimed to determine the level of implementation of the Social Housing Program policies in Barangay Sto. Niño, Tugbok District, one of the relocation sites of the local government of Davao City. This study used the method of descriptive research with the use of survey questionnaire. The respondents were the beneficiaries of the program, and were selected in a simplified cluster sampling with a total of 300 respondents. In general context, the result of this study revealed that most of the beneficiaries of Social Housing Program in Barangay Sto. Niño are experiencing convenient living prior to the proper implementation of the policies by the barangay officials.

Keywords: Social housing program, social housing for the poor, informal settlement, Davao City local government, Philippines.

Introduction

For the millions of poor in the developing areas of the world, flocking to urban areas have always been a means for improving their quality of living and environment, besides getting better jobs and incomes. This, in contrast to deteriorating conditions in the rural areas, has generated a considerable flow of migrants to the cities, particularly in the last three decades. Priorities of urban migrants change over time, depending on various conditions that they find themselves in. But one of the first dilemmas that they face and which has persisted for a long period is the question of an adequate house. With little resources, financial or otherwise, skills or access to them, the drastic option of illegally occupying a vacant piece of land to build a rudimentary shelter is the only available option to them.

According to the United Nations Habitat (2007), world population had reached 6.6 billion. More than 50% of the global population lives in cities and an astounding 1.06 billion (32%) of urban dwellers live in slums. This number is set to double in the next 30 years (UN Global Report 2007). Unlike most countries in the developed world that gradually moved from 10% to 52% urban over a two hundred- year period (1750 – 1950) the developing world has been shifting to an urbanized existence at an exponential rate. Between the years 1985 – 2003 the urban population in developing countries increased from 1.2 billion to 2.1 billion. In Africa the UN predicts that the current 400 million urban citizens will exceed 750 million by 2030 and will reach 1.2 billion by 2050.

In the Philippine setting, the Housing Backlog Study commissioned by the HUDCC prepared estimates of Informal Settlers in the Philippines. According to the Spatial Statistics of Informal Settlers in the Philippines component of the study, informal settler families have reached an estimated 550,771 households as of August 1, 2007. This is based on extrapolation made using the 2000 Census of Population and Housing (CPH) and the 2007 Census of Population. The study shows that the highest concentration of informal settlers was in Quezon City, having 90,000 households. Far second are Rizal in Calabarzon and Davao City in Davao Region, both with 20,000 households in the informal settler sector (Cruz, 2010).

The Government Social Housing Program in Barangay Sto. Niño, Tugbok District, Davao City is one of the oldest relocation sites funded by the city government. This serves as a help to the informal settlers who are victims of the 1976 fire in Barangay Salmonan, Trading Boulevard. The relocation site is far from downtown area in which it can affect the dwellers specifically in their livelihood and other access to their basic needs.

It is in this context that this study is conducted because the researchers find it necessary to look into the relocation site at Sto. Niño, Tugbok District, whether or not the social housing program policy was properly executed and whether or not the beneficiaries of such relocation site have participated in the programs and activities.

Literature Review

Homelessness is evident in both industrialized and developing countries. In the Third World countries, rapid population growth has outpaced the expansion of housing (Schaefer, 2010) by a wide margin, leading to the rise of homelessness. Both in U.S. and around the world, homelessness functions as the master status that largely defines a person's position in society. In this case, homelessness means that in many important respects, the individual is outside the society.

Squatters live in substandard housing, yet that is only one of the many problems they face (Schaefer, 2010). Residents do not receive most of public services, since their presence cannot be legally recognized. However, despite the condition, well-developed social organization can still be found; a thriving "informal economy" develops wherein residents establish small, home-based businesses such as grocery stores.

Abebe (2011) cited on his article that the informal sector is the prime option for land seekers in most developing countries where public sector fails to manage urban growth according to its legal norms and the expectation of the citizens which fuels the rapid growth of informal settlement. An informal settlement can be defined as a residential area which has developed without legal claims to the land and/or permission from the concerned authorities to build; as a result of their illegal status, infrastructure and services are usually inadequate.

Finding adequate sites for relocating disaster-affected communities can be an enormous challenge according to World Bank (2010). Unsuitable new sites can lead to lost livelihoods, lost sense of community and social capital, cultural alienation, poverty, and people abandoning the new sites and returning to the location of their original community. The economic, social, and environmental costs of relocation should be carefully assessed before the decision to relocate is finalized, and other mitigation options should be considered.

According to Communities and Local Government of London in their article *Delivering Affordable Housing* (2006), the Government believes everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. This means providing a wide choice of housing to meet the needs of the whole community in terms of tenures and price ranges. This should include affordable housing, both social rented and intermediate. Affordable housing policy is based around three themes: (1) providing high quality homes in mixed sustainable communities for those in need; (2) widening the opportunities for home ownership; and (3) offering greater quality, flexibility and choice to those who rent.

Furthermore, the local authorities have a vital role in strategic planning and decision making, by developing a strategic approach to housing, and direct provision of services or their delivery through other providers. Existing housing provisions need to be balanced carefully with future housing demand, and need to be expressed clearly in the evidence base for housing strategies. Local authorities take the lead in ensuring the right housing is in place to support that vision, in particular by working with partners, including affordable housing providers, to deliver for their areas.

The Asian Development Bank Strategy 2020 supports the following for the enhancement of the situation of the dwellers of the Social Housing Program which includes: rural infrastructure and connectivity (particularly through an effective transport network), natural resources conservation, water rights, empowerment of women, security from natural disasters and new forms of social protection. Human capital is the primary asset of the poor and the programs above help the settlers to have access to education, health services and other basic needs of the dwellers (www.adb.org Retrieved July 27, 2012).

On the other hand, World Bank 2010 identified guiding principles in relocation. These include: (1) an effective relocation plan is one that the affected population helps develop and views positively. (2) Relocation is not an “either/or” decision; risk may be sufficiently reduced simply by reducing the population of a settlement, rather than by relocating it entirely. (3) Relocation is not only about rehousing people, but also about reviving livelihood and rebuilding the community, the environment, and social capital. (4) It is better to create incentives that encourage people to relocate than to force them to leave. (5) Relocation should take place as close to the original community as possible. (6) The host community is part of the affected population and should be involved in planning.

World Bank (2010) also enumerated factors that necessarily explain the failure of most relocation program, namely; Inadequacy of new sites, Distance from livelihoods and social networks, Socio-culturally inappropriate settlement layouts, Lack of community participation, and Underbudgeting of relocation costs.

In order to address the increasing cases of informal settlement in every country, the United Nations sets the Millennium Development Goal as their guideline in providing effectual solutions to the problem of informal settlement that every nation experiences. This program aims to lessen the number of countries who suffer from extreme poverty and other factors that affect the dwellers by the year 2020 with their goal and target as a guide in achieving a more develop and peaceful society.

The Philippines is one of the countries in Asia that aims to alleviate poverty cases and to give adequate housing for the informal settlers that are illegally occupying the lands owned by the government and some private sectors. The National Shelter Program (NSP) is the Philippine government's comprehensive strategy to address the housing problem of the country. It rests on three basic principles: (1) reliance on the initiative and capability of beneficiaries to solve their housing problem with minimum assistance from the government; (2) the use of the private sector as the principal player in providing decent and affordable housing and (3) the role of the government as enabler, facilitator and catalyst in the housing market, and focused assistance to families within the poverty line.

Furthermore, the rapid formation of new households, especially in urban areas, has contributed to an acute demand for housing that has not been adequately met by the supply side of the market (Llanto et.al., 1998). The demand-supply gap is mostly noticeable at the lower end of the housing market as the poorer households failed to get access to decent housing. In turn, the government has intervened in the housing market to make it more responsive to demand, especially of the poor households. Government intervention consists of regulatory, production and financing measures.

To have further information about the beneficiaries, the LGU and NHA conduct censuses in areas that involve physical surveys, tagging of every structure, mapping household listing, ownership of structure, tenure arrangement as well as family composition, source of income, and education. Under the new administration of Vice President Jejomar Binay, the HUDCC has refocused its housing thrusts to building new homes for the poor in partnership with the NGOs like the Gawad Kalinga and Habitat for Humanity and to empower LGU's to assume bigger role in providing housing for their constituents (Cruz, 2010).

In the case of Davao City, relocation program is one of the main concerns of the city government that is also mandated in the Urban Development and Housing Act in collaboration with Davao City's Comprehensive Shelter Program. The program covers the no demolition without relocation policy. The Urban Land Reform Program is responsible for providing or choosing relocation sites to displaced informal settlers who are settled in new home sites on city-owned land at the outskirts of the city proper.

Relocation is more likely to be successful when affected communities participate in critical relocation and implementation decisions (site selection, identification of basic needs, settlement planning, housing designs, and implementation); livelihoods are not site-specific and so are not disrupted; water, public transport, health services, markets, and schools are accessible and affordable; people are able to bring with them items of high emotional, spiritual, or cultural value (religious objects, salvaged building parts, statuary or other local landmarks); people belonging to the same community are resettled together to a new site; emotional, spiritual, and cultural attachment to the old site is not excessively high; housing designs, settlement layouts, natural habitat, and community facilities conform to a community's way of life; social, environmental, and hazard risk assessments confirm that risk cannot be mitigated in the old location, while the community can be assured of the suitability of the relocation site; communication with target groups is frequent and transparent, mechanisms to resolve grievances are effective; and relocation and assistance to mitigate its

economic impacts are adequately funded over a reasonable period of time (World Bank 2010).

In most cases of relocation sites in the Philippines, some of the beneficiaries vacate or sell the land given by the government and eventually return to the place where they come from. This makes the social housing program of the government underestimated or less appreciated in addressing inadequate housing problem and illegal settlement. Just like in the case of Barangay Sto. Niño, Tugbok District, one of the oldest relocation sites in Davao City, wherein the city government of Davao provided land to serve as the relocation area to the informal settlers from Salmonan, Boulevard who experienced great fire in 1976. The local government holds the responsibility for the improvement and providing resources in the said relocation area and supposedly offers better living condition. However despite the program, cases have been recorded wherein settlers vacate and sell their lands.

Finally, at the end of this study, the researchers are expecting to provide another possible avenue for the government officials to improve their manner of policy formulation and implementation to further advance the well-being of its constituents.

Methodology

This chapter presents the discussion on the research design, research respondents, research instrument, and data gathering procedure.

Research Design

This study used the descriptive research method with the survey questionnaire as the tool in gathering information. Descriptive research describes data and characteristics about the population or phenomenon being studied; this uses descriptive measures or averaging method such as Mean. This design is applied to gather essential data concerning the present condition of the respondents of the study that will provide information to answer the questions underlying in this study.

Research Respondents

The respondents of this study are the resettled families in Sto. Niño, Tugbok District, Davao City, as identified beneficiaries of the Social Housing Program. The relocation site is divided into three phases and the researchers decided to select Phase 1 with a total household population of 1,173. The respondents of the study were selected through simplified cluster sampling and came up with the total of 300 respondents.

Research Instrument

In this research, a survey questionnaire was constructed as an instrument to gather information about the implementation of the Social Housing Program policies in Barangay Sto. Niño, Tugbok District, Davao City. The survey questionnaire includes questions about the level of understanding of the respondents on the existing policies in Social Housing Program, level of implementation, and the level of participation of the respondents; the questionnaire is ended with the recommendation from the respondents.

Data Gathering Procedure

The data are gathered through the following procedures:

A letter asking for permission to conduct the study was sent to the research coordinator of the College of Arts and Sciences Education of the University of Mindanao, where the researchers came from.

The researchers formulated survey questionnaire as instrument of the study, and was later reviewed and validated by three validators who were found expert of the study.

The results collected from the survey were tallied according to the variables of the study and tabulated using statistical treatment through the help of the assigned statistician.

After a careful tabulation, the researchers proceeded to the analysis and interpretation of the data.

Statistical Treatment of Data

Mean. The mean is a statistical tool that refers to the summation of the items over the total number of the items. This is used to determine the level of understanding, implementation and participation of the respondents.

Results and Discussion

This section presents the findings of the study and some related discussions.

Level of Understanding of the Respondents
on the Existing Social Housing Program
Policies as Understood by them

Presented in Table 1 is the level of understanding of the respondents of the existing policies under the Social Housing Program in Barangay Sto. Niño, Tugbok District, Davao City, in terms of Economic Development, Economic Support, and Promotion of Basic Services.

Environmental Development. For Security, it has a mean of 3.77 which has a descriptive equivalent of “high”. This means that the respondents have adequate understanding of the existing security policies. This means that the majority of the respondents are well informed about the security policies imposed in their barangay as understood by them; the respondents found to have been experiencing peaceful living in the area because of the existing security policies imposed in the barangay which had led to the diminishing cases recorded about gang-riots and other crimes caused by lawless elements. This performance of the local officials in accordance to the Communities and Local Government of London on their article Delivering Affordable Housing (2006) argumentation that Local authorities have a vital role in strategic planning and decision making, by developing a strategic approach to housing, and direct provision of services or their delivery through other providers.

For Accessibility to Public Services, the mean is 3.13, which also belongs to the range for “high”, meaning the respondents have also adequate understanding of the existing policies for the accessibility to public services. Furthermore, this means that most of the respondents have a high knowledge that the barangay has easy access to public services which they understood as advantageous and which they can benefit from. It is found to be in accordance to the identified policy in the National Anti-Poverty Commission (NAPC) that a relocation site should be near to where informal settlers have their jobs, the education of their children and a site which is near to places where they can have their basic needs to avoid too many expenses in moving the informal settlers to a far-away location.

On the other hand, Solid Waste Management has a mean of 3.20. It has a descriptive equivalent of “high” which means that the respondents have an adequate understanding of the policies for Solid Waste Management. This implies that the respondents are highly aware that their barangay is executing policies for waste management.

For the fourth variable, Drainage System, there is a mean of 3.28 which is equivalent to “high”. This also indicates that the respondents have a high understanding that the

relocation area is installed with drainage system as part of the policies for environmental development in the Social Housing Program. The relocation site is installed with proper drainage system; it is concretized and is found advantageous to avoid problems such as flood. The implementation of the drainage system is also understood high by the respondents.

Economic Support. For the Financial Assistance, it has a mean of 0.29. This result is labeled with a descriptive equivalent of “very low”. This indicates that the respondents almost never have knowledge about the financial assistance policies imposed by the officials in their barangay. Furthermore, out of 300 respondents, only 51 answered this question, meaning there is a very minimal number of respondents who were able to experience and observe such policies for financial assistance.

On the other hand, Livelihood Program has a mean of 2.37 which means “moderate”. This tells that the respondents have only fair understanding about the policies for livelihood programs. In addition, this figure indicates that only an adequate quantity of respondents was knowledgeable and was able to feel and observe the existence of livelihood programs in the barangay. In other words, the livelihood program in the barangay is not frequently observed by the constituents.

Table 1
Level of Understanding of the Respondents on the Existing Social Housing Program Policies as Understood by the them in Barangay Sto. Niño, Tugbok District, Davao City

INDICATORS		MEAN	VERBAL DESCRIPTION
Environmental Development	Security	3.77	HIGH
	Accessibility to Public Facilities	3.13	HIGH
	Solid Waste Management	3.20	HIGH
	Drainage System	3.28	HIGH
Economic Support	Financial Assistance	0.29	VERY LOW
	Livelihood Program	2.37	MODERATE
Promotion on Basic Services	Water	4.90	VERY HIGH
	Roads	3.62	HIGH
	Electrification	4.75	VERY HIGH
	Amenities	2.53	MODERATE
OVER-ALL		3.18	HIGH

Promotion of Basic Services. For Water, there is a mean of 4.90 which means “very high”. This means that the respondents have a total understanding that the barangay is installed with proper and potable water as understood by the settlers. The relocation site is installed with a very good connection of potable water and they can use the said facility any time with convenience. On the other hand, Road has a mean of 3.62 and its equivalent is “high”, meaning the respondents have an adequate understanding that roads are highly observed and that majority of the roads in the barangay are found concrete and convenient. The settlers have easy access on transportation because majority of the roads in their place were concrete which is an advantage especially when there are emergencies that need to be attended immediately. For Electrification, there is a mean of 4.75; this tells that the respondents are totally knowledgeable about the existence of electrification on the relocation site. This also means that majority of the households utilize suitable electric connection and

experienced convenience in living due to the proper electrification in the barangay. And lastly, for basic amenities, it has a Mean of 2.53 which is labeled with “moderate” equivalent. This tells that for basic amenities, majority of the respondents are found to have a fair understanding that these amenities which include Plaza, Chapel, Fire Station, and Police Station exist in the barangay. In addition, this figure also suggests that majority of the respondents understand the existence of the following amenities as only sometimes or occasionally felt.

To sum up, the level of understanding of the respondents of the existing Social Housing Program policies has an over-all mean of 3.18 and equivalent to “high”. This figure indicates that majority of the respondents have an adequate understanding to the existing policies as understood by them. Meaning, the policies are implemented and highly visible in the relocation site for the convenient dwelling of the settlers.

Level of Implementation of the Existing Social Housing Program Policies as Understood by the Respondents

Presented in Table 2 are the results and answer for the second question about the level of implementation of the policies as specified in the survey questionnaire.

Environmental Development. For Security policy implementation, a mean of 3.12 resulted which indicates “high”. This means that the implementation is good and adequately understood by the respondents. This denotes also that the barangay officials are implementing the policies according to the desired manner of the majority of the respondents. With the various methods applied by the barangay such as creating Civilian Volunteer Organization mandated to conduct monitoring in the barangay for the protection of the people against lawless elements, and imposing curfew hour as one of the safety measure, are manifestations that the level of implementation of the security policies is good as perceived by the respondents, meaning the barangay officials were doing their duty responsibly in order to address security issues and eventually maintain the peace and order within their vicinity.

On the other hand, the implementation of Accessibility to Public Facilities policies has a mean of 3.56 with an equivalent of “high”. Like for example, the policies are well implemented by the barangay officials and this is adequately understood by the respondents. This also indicates that the barangay is providing programs that promote public facility development and gives convenience to the settlers; most of the respondents have easy access to public facilities such as public markets, schools, hospitals and government agencies prior to the programs implemented by the barangay such as concreting of roads and maintaining the development of public facilities.

Solid Waste Management policies have also a “high” equivalent rating with a mean of 3.02. This means that the relocation site has a high adoption, implementation and regulation of the policies for the Solid Waste Management Program as imposed by the barangay officials and this is adequately understood by the respondents. The policies such as segregation of garbage, providing schedule of garbage collection, and providing garbage bin were considered by the respondents as advantageous in preventing serious problems in the barangay caused by garbage such as flood and pollution.

For the Drainage System, there is a mean of 3.09 which also means “high”. Meaning to say the barangay has imposed policies for high operation of the drainage system in the relocation site as desired by the settlers. However, not all the respondents experience the benefit of having a proper drainage system because there are portion of the relocation site that are not yet installed with proper drainage system which caused them to suffer from flood when heavy rain pours. In addition, the respondents perceived the need to have a maintenance program for the drainage system.

Economic Support. On the policy implementation of Economic Support, there is a mean of 0.53 for Financial Assistance. This has an equivalent of “very low”, meaning there is poor implementation of the policies for financial assistance; the barangay lacks policies for sufficient financial aid to its constituents. This indicates that the barangay failed to impose policies that will provide financial assistance to the most in-need families in the community.

On the other hand, Livelihood Program is rated with a mean of 2.49 which indicates a “moderate” equivalent for its implementation. This means that livelihood program in the barangay is sometimes or occasionally implemented by the officials as understood by the respondents. In other words, the barangay officials are not consistently executing the policy and that in cases of seminars or trainings provided under the livelihood program, there is only moderate number of respondents informed; thus, only a few were able to participate and benefit. Members of the community were found less satisfied with the livelihood program because of less assistance it gave for their basic needs and there is no proper regulation because local government officials seldom pay attention to the project.

Table 2
Level of Implementation of the Existing Social Housing Program Policies as Understood by the Respondents in Barangay Sto. Niño,

Tugbok District, Davao City

INDICATORS	MEAN	VERBAL INTERPRETATION
Environmental Development	Security (peace and order)	3.12 HIGH
	Accessibility to public facilities	3.56 HIGH
	Solid Waste Management	3.02 HIGH
	Drainage System	3.09 HIGH
Economic Support	Financial Assistance	0.53 VERY LOW
	Livelihood Program	2.49 MODERATE
Promotion on Basic Services	Road	3.45 HIGH
	Health Center	4.37 VERY HIGH
	Amenities	4.14 VERY HIGH
OVER-ALL	3.09	HIGH

This result contradicts to Goal Seven of the Millennium Development Goal which states that the improvement must be prioritized in order to have adequate housing, and livelihood programs should be provided in order for the people to generate their own income that can support their family in their daily needs.

Promotion of Basic Services. The Promotion of Basic Services covers the implementation of policies for Roads, Health Center and Basic Amenities. For Roads, there is a mean of 3.45 which means “high” for its equivalent. This suggests that the implementation of policies is high and thus providing convenient roads as understood by the respondents. Furthermore, the Health Center has a mean of 4.37 which indicates a “very high”

equivalent for its implementation. The result suggests that the health center in the barangay is functioning properly and is providing good services for the settlers as understood by the respondents. Lastly, the implementation for Basic Amenities has a mean of 4.14 which also indicates a “very high” equivalent. This means, the existing basic amenities in the relocation site is very highly implemented and thus provides a convenient living for the settlers.

To sum up, the level of implementation of the Social Housing Program policies in the barangay has an over-all mean of 3.09. This indicates a “high” descriptive equivalent, meaning the implementation of policies on Environmental Development, Economic Support, and Promotion of Basic Services is adequately understood by the respondents and highly implemented by the officials.

Level of Respondents’ Participation on the Social Housing Program’s Implementation of Policies

In Table 3 is illustrating the level of participation on the part of the respondents for the success of the implementation of the policies. This covers the respondents’ participation on environmental development and economic support.

Environmental Development. For Security, the mean is 4.83 which is equivalent to “very high”. This means that majority or almost all of the respondents are rendering their participation to the barangay officials in implementing the policies for security. This also indicates that the respondents are participating through following the policies and prevent themselves from engaging in criminal activities. They also involve themselves in the implementation of the policies by being active watchdogs in their community against lawless elements.

On the other hand, the mean for Accessibility to Public Facilities is 4.49 which has also a “very high” equivalent rating. This means that the respondents are perceived to be always participating in the implementation of the policies in the barangay in line with the developmental efforts of their officials. The barangay constituents highly understood this program and partook in the implementation through utilizing properly the facilities and supporting the developmental endeavor of the local government. Since the knowledge of the respondents towards the existence and implementation of the policies is high, they are also found to have an active participation in the community. This interaction is supported by the Theory of Diffusion which suggests that households tend to determine their response whether to adopt or reject the innovation based on the level of knowledge, interest, and attitudes towards the idea.

For the Solid Waste Management, there is a mean of 4.55 which is “very high” equivalent. This rating suggests that the majority of the respondents perceived themselves to be actively participating in the implementation through following the rules and regulations in the Solid Wastes Management Program imposed in the barangay. They are well aware of their responsibilities and they are performing this through a collaborative effort of segregating and throwing their own garbage in the right dumping site and initiated their own ways to promote and maintain a garbage-free community. This behavior of the respondents is supported in the argument of Sharp et.al. (2008) that historically, groups of people have found that in bonding together they can do things collectively that they are not able to do as individuals. They also found that group action is well-suited in the members of the group.

For the Drainage System, a mean of 4.52 is obtained. This rating is also equivalent to “very high”, meaning the respondents always observe drainage system policies as their participation in the implementation and maintenance of the drainage system in the barangay. They do this through initiating their own clean up drive in their respective drainage area and observing proper disposal of wastes to avoid clogging in the drainage site.

Economic Support. For the first variable which is Financial Assistance a mean of 0.62 resulted. This figure has a “very low” descriptive equivalent, meaning 51 out of 300 respondents were able to received financial assistance from the barangay, and majority of them perceived themselves to be almost never participating in the execution of the program by utilizing the money properly provided by the local government for sustainable purposes. There is a very low percentage of participation coming from the respondents in the implementation of the program for they perceived it as not beneficial for them. This response of the respondents is explained and supported in the Theory of Human Motivation by Abraham Maslow. The theory suggests that people are motivated by a quest to fulfill their own needs and that they will strive to reach the highest levels of their capabilities. Thus, since the program was found by the respondents to be unresponsive to their needs, they are not motivated to give their participation in its execution.

And lastly, for the livelihood program, there is a mean of 3.22 with an equivalent rating of “high”. This tells that the respondents are perceived to have a high participation in the Livelihood Program through partaking during skills training and seminars by becoming a member of the livelihood program provided by the barangay officials for the community.

Table 3
Level of Respondents’ Participation in the Social Housing Program’s
Implementation of Policies in Barangay Sto. Niño,
Tugbok District, Davao City

INDICATORS		MEAN	VERBAL INTERPRETATION
Environmental Development	Security (peace and order)	4.83	VERY HIGH
	Accessibility to public facilities	4.49	VERY HIGH
	Solid Waste Management	4.55	VERY HIGH
	Drainage System	4.52	VERY HIGH
Economic Support	Financial Assistance	0.62	VERY LOW
	Livelihood Program	3.22	HIGH
OVER-ALL		3.70	HIGH

To sum up, the level of respondents’ participation in the implementation of the Social Housing Program policies has over-all mean of 3.70, a rating with a “high” equivalent. Meaning to say, the level of participation of the respondents in the implementation of the policies under Environmental Development and Economic Support is perceived often by the respondents. This means that the respondents actively participate through observing and following the policies imposed by their barangay officials as their contribution in the developmental endeavor in their community. This result is supported by the argument of Magill (1995) that all goals the society hopes to achieve, such as security, clean air, health care or equal employment opportunities, are only possible if the people support them. A citizen in a democratic society is considered to have certain responsibilities. A Government is said to be the product of the will of the people. In addition, individual goals of economic gain, personal enrichment, and personal freedom are sustained only in a free and open society.

Conclusions

Based on the findings of the study, the following conclusions are drawn. Prior to the high level of understanding of the respondents to the existing policies under the Social Housing Program, it can be concluded that local officials were responsible and successful in educating the beneficiaries about the general purpose of the program. On the other hand, the respondents also were found concern in their community making their selves updated on the happenings in the community especially in terms of the policies imposed in their barangay which directly affects their dwelling.

For the implementation of Social Housing Program policies, the results suggested that there is a good execution of policies and administration of the local officials in general, thus leading to satisfaction of the beneficiaries. The barangay officials are adopting a high-quality of strategy wherein the respondents find it advantageous in their part for an effective policy implementation.

In the process of policy implementation of the Social Housing Program, it can be concluded that the residents are actively participating through adopting and following the policies; they also engage themselves in the programs and activities initiated by their barangay officials as their way of showing concern for the community and restricting themselves to be involved in crimes. The participation of the settlers is found to be very significant to the barangay officials for them to achieve their goals and attain a more developed and productive community.

Recommendations

After a careful review and investigation of the finding and conclusion, the following recommendations are presented by the researchers.

The local officials should strictly follow and implement the policies so that their constituents will further appreciate the policies and programs that were designed to provide convenient housing. They should also design strategies that will encourage the constituents to personally and actively participate in achieving the developmental endeavors of the government.

The government should revisit the Social Housing Program Policies and consider developing a more strategic and practical approach in providing housing needs in order to resolve cases of beneficiaries of housing program who sold and vacated their area and returned to being informal settlers, making the program less appreciated and the problems of informal settlement remaining unresolved. They should conceptualize a program that will not deny the opportunities to the people; instead, will further promote their well-being as the most important asset in the society. By this, the government will not only address the problem of informal settlement, they will also foster good relationship between the government and its constituents thus leading to a harmonious and livable community.

As part of the community and beneficiaries of the Social Housing Program of the government, the settlers should also render their initiative in participating in the implementation of the policies in order to have a collaborative effort with the local officials in making the programs and policies successful and beneficial on both part of the settlers and local officials as catalysts of change. Every citizen has responsibilities in the community; all the goals of a society are only possible if the people will support the government.

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