




POST-YOLANDA SUPPORT
FOR
SAFER HOMES & SETTLEMENTS

**A Community-Driven Approach to Recovery and Rehabilitation
After Typhoon Yolanda in the Visayas**
Funded by the Government of Japan and implemented by UN-Habitat Philippines



UN HABITAT
FOR A BETTER URBAN FUTURE

Project Completion Report
June 2014 to June 2015

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EXECUTIVE SUMMARY

ON 8 NOVEMBER 2013, Typhoon Haiyan (locally known as Yolanda) battered the Visayas with wind speeds of more than 300 kilometers per hour and storm surge over four meters high. After eight landfalls, over 550,900 houses were totally damaged and 589,404 were partially damaged, affecting 1.47 million families in 14 provinces throughout the Philippines. According to the Department of Social Welfare and Development (DSWD), 130,688 households in Capiz and 153,480 in Iloilo were affected.



UN-Habitat launched the Post- Yolanda Support for Safer Homes and Settlements project in the provinces

of Capiz and Iloilo through a USD 2.5 million grant from the Government of Japan in July 2014. The primary goal of the project was to capacitate Yolanda-affected communities as well as local governments in rebuilding homes and communities through a community-driven approach called the People’s Process. The process is hinged on self-recovery of shelter and community facilities and on strengthening the community’s technical capacities. Another goal of the project was to advocate and promote the concept of “build back better and safer” for shelter and community facilities.



Under the People’s Process, the community led and managed the project with technical assistance and monitoring from UN-Habitat. The project was implemented through community contracting with legally organized homeowners associations.

Such an approach has been successfully implemented in other countries, notably in Indonesia, the Maldives, and Sri Lanka after the 2004 Indian Ocean tsunami.

The People’s Process is designed to help improve the capacity of homeowners associations and their members to manage the project itself, the project finances, and the development of their own organization. This approach enables them to showcase their own creativity and ingenuity since they play pivotal roles in their own recovery and rehabilitation. It establishes trust and promotes a sense of ownership on the part of the community.

UN-Habitat also collaborated with various partners in enabling communities to work towards a path to resilience. It was vital to work with local actors so that the communities continued to keep strong and sustainable relationships with local partners even after UN-Habitat’s technical support and presence under the project ended.

UN-Habitat set specific targets for providing permanent shelters, developing community infrastructure, and conducting various skills- training sessions for the community and *barangay* (district or village administration) members.

SUMMARY OF TARGETS & OUTPUTS

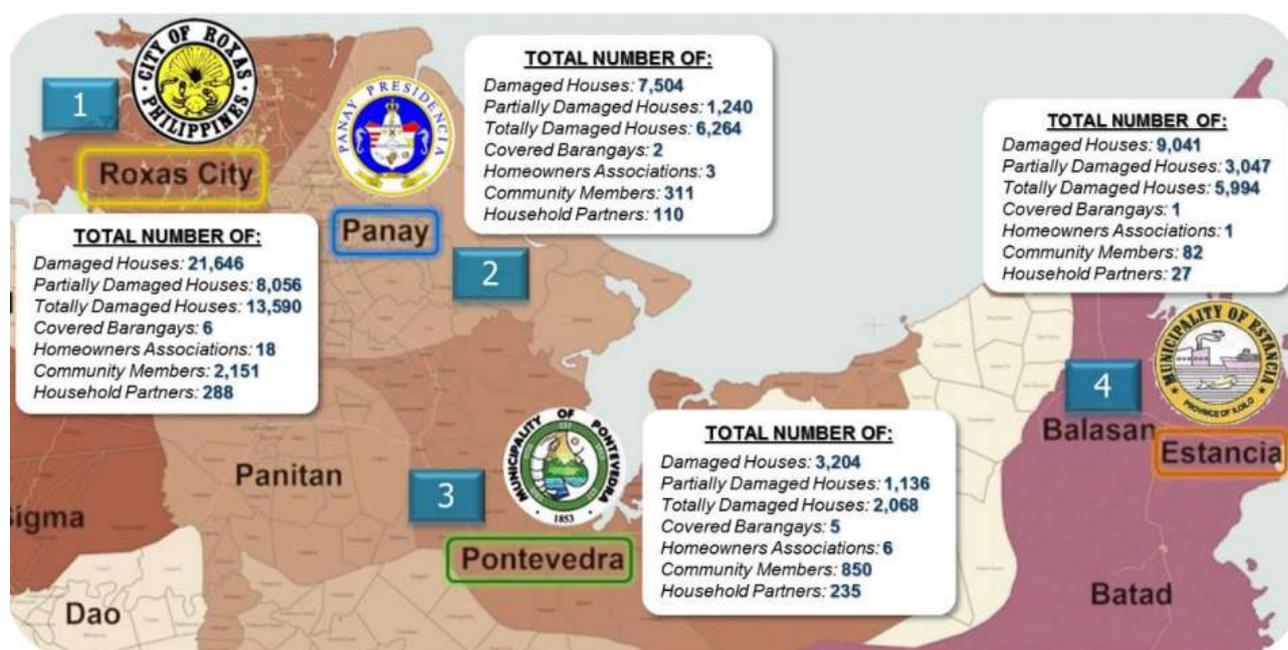
| | TARGETS | OUTPUTS |
|---|---|--|
|  | <p>Accelerated recovery for 20 target communities</p> | <p>From the initial 20 communities, 28 signed on for the project Damage assessments showed a need to extend the reach of the project. Including more communities under SHFC's Community Mortgage Program was done to accommodate as many Yolanda affected communities as the project could.</p> |
|  | <p>610 core houses to be built for families who lost their homes to Yolanda</p> | <p>660 core houses built with water, sanitation, and hygiene facilities The total number of houses was raised due to additional funds from DSWD of Php42.7M through its Core Shelter Assistance Program.</p> |
|  | <p>250 semiskilled artisans to receive training to upgrade construction and DRR skills</p> | <p>323 semi-skilled artisans and 31 foremen were trained With budget savings, the increase in number of houses to be built, and strengthened interest among partner, the project was able to train more people. Of those trained, over 100 carpenters and over 20 foremen were tapped to construct the houses. Others have now been able to get construction jobs outside the project, with their DRR training certificate in hand.</p> |

| | | |
|--|---|--|
| | <p>Improved facilities for 20 communities</p> | <p>54 community infrastructure projects for all 28 partner communities were completed</p> <p>Additional funds from both government and nongovernment entities were sourced, and partner LGUs provided counterparts in the construction of infrastructure projects. Panay and Pontevedra LGUs lent heavy equipment to assist in community infrastructure construction. The BDO Foundation provided funding for multipurpose centers in two communities. The infrastructure component was carried out with the homeowners associations hiring private builders, who eventually built close relationships with the communities that several of them voluntarily delivered more than the agreed specifications as their donation to the community.</p> |
| | <p>4,000 households to benefit from enhanced DRR know-how</p> | <p>4,594 households trained and houses assessed</p> <p>Over 170 volunteer Household Self-Assessors and Guiders were trained to conduct DRR trainings and house assessments in their respective communities, especially for families unable to avail of the new houses under the project. The assessors eventually also trained families outside their own assigned communities.</p> |
| | <p>Increase awareness for building back safer at national and local levels</p> | <p>Renewed awareness among other LGUs and organizations of the efficacy of the People's Process in post-disaster recovery and rehabilitation</p> <p>As active champions of their own recovery and rehabilitation, partner communities are now able to articulate the principles of DRR in shelter recovery and the People's Process to other communities. They've welcomed visits from various entities to discuss their experiences and learnings under the project in great detail. The project was also able to gaining attention from media as well as government and non-government organizations. Knowledge products are currently being prepared to serve as resource material for communities interested in replicating the project. HUDCC is also looking into another possible partnership with UN-Habitat, through its implementing arm, NHA, to implement similar projects in select municipalities in northern Iloilo and Aklan.</p> |

FULL REPORT

A. PROJECT DESCRIPTION

| | |
|---------------------|--|
| Project Title | Post-Yolanda Support for Safer Homes and Settlements: A Community-driven Approach to Recovery & Rehabilitation After Typhoon Yolanda in the Visayas |
| Project Area | Capiz and Iloilo Provinces, Region VI- Western Visayas, Philippines |
| Expected Output | <ul style="list-style-type: none"> • Accelerated recovery for 20 target communities • 610 core houses to be built for families who lost their homes to Yolanda • 250 semi-skilled artisans to receive training to upgrade construction and DRR skills • Improved facilities for 20 communities • 4,000 households to benefit from enhanced DRR know-how |
| Actual Output | <ul style="list-style-type: none"> • Accelerated recovery for 28 communities • 660 core houses built with water, sanitation, and hygiene facilities. • 323 semi-skilled artisans and 31 foremen were trained on DRR construction • 54 community infrastructure projects for all 28 partner communities were completed • 4,594 households trained and houses assessed |
| Sector | Communities affected by “Yolanda” in the Province of Capiz and Iloilo, Panay Island, Philippines |
| Main Funding Source | <ul style="list-style-type: none"> • Government of Japan: USD 2,500,000 • Department of Social Welfare and Development (DSWD): PHP 42,700,000 • BDO Foundation PHP 1,700,000 |
| Project Duration | 1 April 2014 to 30 June 2015 |
| Partners | <ul style="list-style-type: none"> • Government of Japan • Department of Social Welfare and Development (DSWD) • Housing and Urban Development Coordinating Council (HUDCC) • Social Housing and Finance Corporation (SHFC) • 28 Homeowners Association under SHFC’s Community Mortgage Program • Local Government units (LGUs) of Roxas, Panay, and Pontevedra (Capiz Province) and Estancia (Iloilo Province) • United Architects of the Philippines (UAP) – Capiz Chapter • Association of Structural Engineers of the Philippines (ASEP) – Capiz Chapter • Base Bahay, Inc. • BDO Foundation, Inc. |



THE POST-YOLANDA SUPPORT for Safer Homes and Settlements project in Capiz and Iloilo was the first UN-Habitat project to use the People’s Process in the Philippines. UN-Habitat, together with project partner and national government agency Social Housing Finance Corporation (SHFC), identified partner communities who were already under the SHFC’s Community Mortgage Program (CMP), a project that provides underprivileged citizens affordable financing to secure tenure on the land they occupy.



B. Project Coverage Areas

The project prioritized depressed and underserved areas with the highest number of vulnerable populations and communities devastated by Typhoon Haiyan, including informal settlements, and was implemented in the following areas: Roxas City and the municipalities of Panay and Pontevedra in Capiz, and the municipality of Estancia in Iloilo.

Post-Yolanda Support for Safer Homes and Settlements was able to target 14 barangays covering one city and three municipalities in the provinces of Capiz and Iloilo. Twenty-eight homeowners associations (HOAs) from the said areas entered into community contracts with UN-Habitat.

C. Project Process

1. Selection of Partner Communities

Two days after the typhoon struck, UN-Habitat, in partnership with the national and local government, deployed two teams on the ground to assess the extent of the damage. Efforts to rehabilitate disaster-affected provinces since then have ranged from providing assistance to local government units in recovery planning, to holding community workshops for local carpenters and artisans on how to build back safer and faster houses using disaster risk reduction techniques and locally available materials.

Responding to requests by local and national governments for technical assistance, UN-Habitat Philippines’ Typhoon Yolanda Response Team rapidly expanded its engagements for post-Yolanda recovery in Capiz and Iloilo in Western Visayas as well as in Tacloban, Ormoc, and Guiuan in Eastern Visayas.

These assessments showed that the provinces of Capiz and Iloilo needed assistance in rebuilding the lives, shelter, and communities of the estimated 300,000 families affected by the typhoon. A salient issue that surfaced at the height of the response for Typhoon Yolanda affected communities was security of land tenure, since majority of families affected by the typhoon were informal settlers. UN-Habitat considered this in the course of the project development, which eventually resulted in a partnership with SHFC, an ideal ally for the project as it is the lead government agency that undertakes financing of social housing programs catering to both formal and informal sectors from the low-income brackets.



SHFC's Community Mortgage Program (CMP) assists legally organized associations of depressed areas by providing them affordable financing to secure the lots they occupy. Before the project started, SHFC provided UN-Habitat a list of CMP areas affected by the Typhoon Yolanda, which meant that the affected populations in these areas had already acquired their land, resolving issues of security of tenure.

Through funding from the Japanese Government, the project initiated in April 2014, in cooperation with SHFC, and was formally launched last August 2014 with the inauguration of the pilot core shelter in Villa Carmel Village Phase II, Barangay Baybay, Roxas City, Capiz.

2. Community Damage Assessment and Mapping

After signing the Memorandum of Understanding with SHFC, UN-Habitat's Disaster Response and Reduction Team was prepositioned on the ground to conduct initial community assessments and mapping to measure and validate the extent of Yolanda's damage in the CMP areas and its residing families.

Once the communities were identified, a damage assessment was conducted together with members of the communities' homeowners associations (HOAs). A site map was provided and houses that were damaged were marked on the map. A legend was created to ensure that markings were uniform.

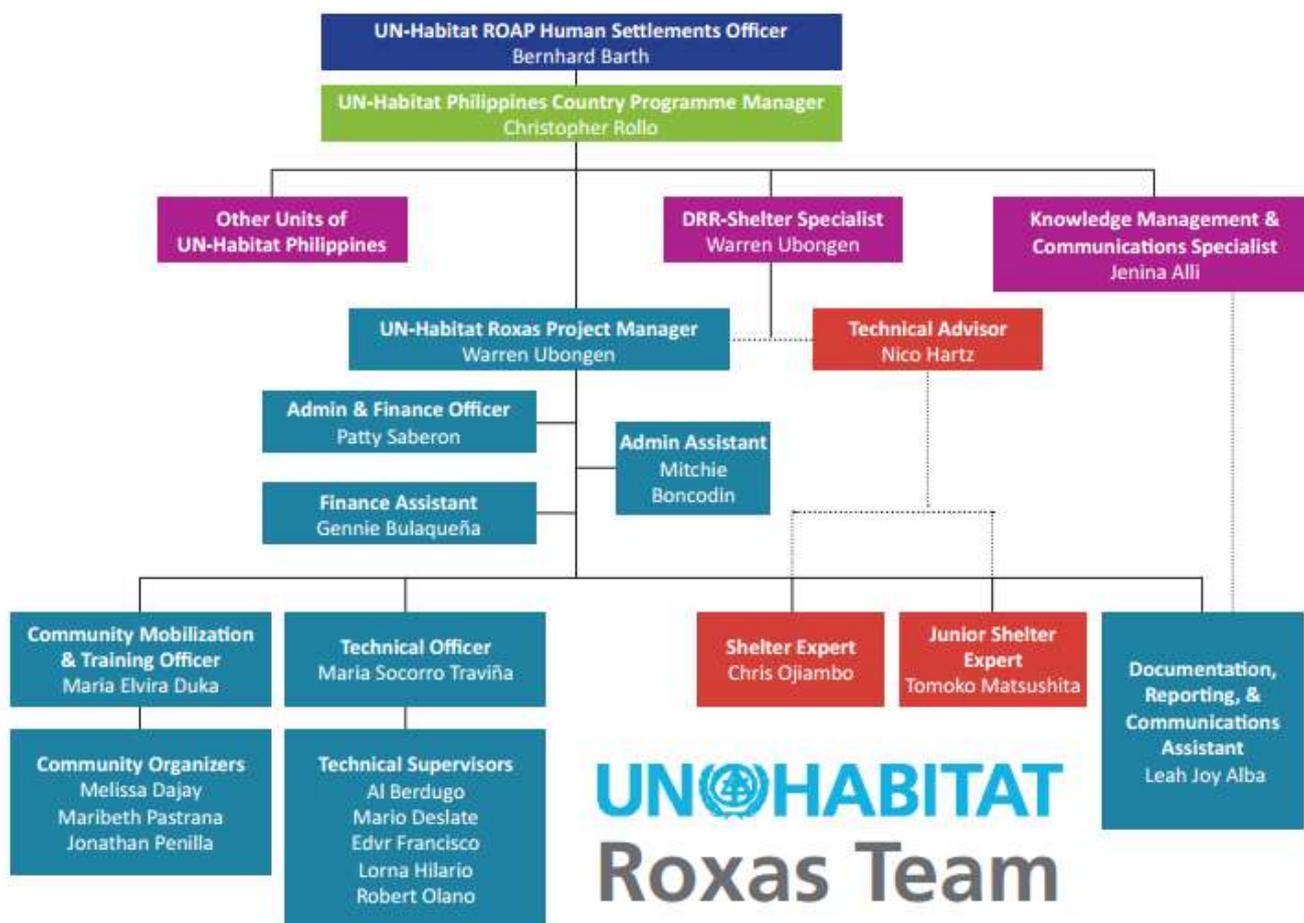
3. Formation of the UN-Habitat Project Team

To closely monitor day-to-day activities on the ground, a field office was established in Roxas City on June 2014. The project was under the overall supervision of the UN-Habitat Philippines Country Programme Manager and UN-Habitat's Regional Office for Asia and the Pacific in Fukuoka, Japan. The Project Manager led

PARTNER HOMEOWNERS ASSOCIATIONS (HOAs) IN EVERY AREA

| 18 HOAs in Roxas City, Capiz | | |
|--|------------------------------------|---|
| 1. Barangay Baybay | 7. Mercedes D. Panganiban HOAI | 13. Sacred Heart Milibili HOAI |
| 2. Barangay 2 | 8. Our Lady of Guadalupe HOAI | 14. San Vicente Milibili HOAI |
| 3. Golden Fields | 9. Pag-asa Milibili HOAI | 15. Sunrise Ville HOAI |
| 4. Hermano Brothers Urban | 10. Pinesville I HOAI | 16. Tiza Reform Movement HOAI |
| 5. Mabini Altavas Urban | 11. Ramon Dinglasan Estate HOAI | 17. Villa Carmel Village Phase I HOAI |
| 6. Mary's Land | 12. R.J. Medalla Milagrosa HOAI | 18. Villa Carmel Village Phase II HOAI |
| 3 HOAs in the Municipality of Panay, Capiz | | |
| 19. Pawa HOAI | 20. San Vicente Urban Village HOAI | 21. San Vicente Urban Village Phase II HOAI |
| 6 HOAs in the Municipality of Pontevedra, Capiz | | |
| 22. Belle Village I HOAI | 24. Belle Village II HOAI | 26. Belle Village I – Extension HOAI |
| 23. Belle Village III HOAI | 25. Malag-it HOAI | 27. Welcome Village HOAI |
| 1 HOA in the Municipality of Estancia, Iloilo | | |
| 28. Samahang Urban ng Maralitang Mamamayan (SUMaMa) sa Zone I HOAI | | |

the field operations and strategized the necessary actions to ensure that targets were met based on the project’s timeframe and work plan.



4. Community Orientation on Project Parameters and People’s Process

Before the project officially began, a courtesy call to the province, city/municipality officials, and community leaders was held to formally introduce and orient the partners about the project that was to be implemented in their areas. The scope, target areas, expected outputs, and prospect project partners were discussed in detail. The partner local government units (LGUs) were especially enthusiastic about the project’s community-driven approach.

As part of the socialization and integration process, the communities were oriented and profiled. During orientation, communities were first introduced to the general mandate of UN-Habitat and the principles and objectives of the project. They were informed that the project was using a community-driven approach and was a result of partnership with various government and non-governmental organizations as well as private entities.

The People’s Process was highlighted as a highly consultative and empowering method. The communities were also ensured that the project was aligned with government strategies and hinged on DRR principles and methodologies.

The components of the project were also enumerated at this point and communities were informed that community action planning (CAP) sessions, training of artisans/carpenters, house and infrastructure construction, and DRR training of households would take place in the coming months. They were oriented on the processes of community contracting and the community consultative meetings that would take place. Criteria for becoming a house recipient or household partner were comprehensively discussed among community members.

Those qualified to get housing were asked to apply by completing a Family Basic Information Sheet, which would include a photo of their house after Yolanda struck and a recent family photo. These sheets were to be collated and submitted by the community leaders to UN-Habitat's Roxas office three days after they were disseminated to the applicants. (See Annex 1 for the detailed criteria of eligibility and Annex 2 for a sample Family Information Sheet.)



Albeit with guidance from UN-Habitat, it was the communities themselves that determined selection of the house recipients and the kind of community infrastructure projects they needed.

Aside from the individual Family Basic Information Sheet, communities were

asked to submit the following documents to pursue their interest in the project: community profile, letter of interest addressed to UN-Habitat, community assessment map, official registration documents of the HOA, and master list of members. Final selection of household partners was done by the HOA members through a participatory and transparent process with guidance from UN-Habitat.

5. Community Action Planning (CAP)

Community action planning (CAP) is a process where partner communities plan and prepare for project implementation. Due to the project's community-driven approach, the CAP was vital in identifying priorities and skills needed.



Once communities got a sense of the project's intention to follow itself through via constant site visits, community action planning became well attended and were marked with lively discussion.

In this community exercise, the HOAs were asked to come up with a solid and comprehensive plan that would serve as a guide in advancing their community's resilience. They were also tasked to trace their community's history on disaster and to identify key issues affecting their community's recovery and resilience-building. The members envisioned their community's developmental plans in a 5- to 10-year timeframe and, with a better understanding of recovery and resilience, were asked to come up with prevention and mitigating measures in their respective areas.

Another main output during the CAP was the creation and election of technical working groups (TWGs). This aimed to tap into existing talents and potentials of the whole community and to delegate tasks evenly and not only to existing HOA officers. It was meant to give everyone a chance to step up and deliver. Once created, the committees were tasked with facilitating, coordinating, and spearheading the community's project. Committee members would have distinct roles and responsibilities in the course of construction of the core shelters and community infrastructure facilities.

The following are sample committees formed by the communities: shelter and infrastructure, sanitation and waste management, livelihood, procurement, finance, and community clean-up and beautification.

One of the highlights of the CAP was when the community discussed, assessed, and strategized within themselves their own community's needs (aside from the core shelters). Here they identified the prevailing community issues/needs and determined the strategic actions in resolving them. A timeframe was set to

address these issues as well as the people tasked with checking on the progress of these actions. This was a direction-setting activity for the HOAs.

Attendance of officials from the barangay during the CAP was highly encouraged. A partnership with the barangay officials was established so they can have a good grasp on the needs of the communities and avoid duplication of probable projects. This cooperation also proposed to supplement the community infrastructure that will be implemented by UN-Habitat as the same projects were usually included in the barangay plans and budget.



The core houses' lower walls are hollow concrete block while the upper walls are from bamboo infill panels.

6. Design Development

A. Permanent Core Shelter

The Technical Team led courtesy calls with the accredited professional organizations to create Technical Working Groups (TWGs) that will develop the design of the core shelter.

UN-Habitat partnered with the United Architects of the Philippines (UAP)—Capiz Chapter, Association of Structural Engineers of the Philippines (ASEP), Capiz Provincial Engineering Office and Department of Public Works and Highways (DPWH). This collaboration ensured that the design of the core shelter was culturally acceptable and the structure of permanent housing was disaster-resilient and followed building standards promoted by the DPWH.

Regular consultations transpired with UN-Habitat and the Capiz Chapters of UAP & ASEP. The pool of competitive local architects and engineers conceptualized the shelter and structural design while highly taking into consideration the result of the shelter needs assessment and inputs of the community leaders. The concept was then translated to initial technical designs and then followed by drawing the preliminary schematic sketches and canvassing of locally made and available construction materials in the market.

The household partners were also consulted in the shelter design and their inputs were integrated into the earlier pro-forma design. It was ensured that the specific needs and the result of risk assessment conducted by the Mines and



Actual project implementation began with the preparation of the construction site. This included the location of lot boundaries, demolition of existing houses (where applicable), and other preparatory steps before the houses were built.



In selecting house recipients, priority was given to the most vulnerable: those living in unsafe premises such as tents and camps; those residing with host families; women-headed households with low income; etc.

Geosciences Bureau (MGB) of Department of Environment and Natural Resources (DENR) were considered. This later resulted in the creation of on stilt design aside from the typical on grade shelter. With further aid from UAP and ASEP, the Technical Team of UN-Habitat drafted the construction drawings, Bill of Quantities (BOQ), and work plans that will be utilized in the construction phase of the project.

After series of meetings and consultations on design and construction method, a model unit was constructed and assessed. Findings and recommendations on the improvement (on grade and on stilt) were considered. The result was the finalized Shelter Design Documents that was approved and endorsed by Capiz Provincial Engineer and District Engineer of DPWH.

Before starting the shelter construction, the approved construction drawings and documents were presented to the community leaders, household partners as well as to committees of the project. Orientations were made by UN-Habitat Technical Team on every detail of the shelter design. This strategy was effective not only because it was composed of professional representatives from UN-Habitat, UAP and ASEP, but also it was widely participated by the community leaders and the household partners. This positively resulted to consensus decision making on the shelter design.

B. Community Infrastructure Projects

The CAP workshop was expected to identify the infrastructure project that the community wanted to implement in their area. The UN-Habitat Technical Team drafted a standard design and specification of the infrastructure projects. It was presented to the community for their concurrence on the proposed infrastructure facilities. Afterwards, UN-Habitat came up with a Project Description. The Project Description form is an integral part of the Community Agreement (CA) (Annex B) issued by UN-Habitat.



Construction of a 120 sqm multipurpose center in San Vicente, in fulfillment of the project's community infrastructure component and subsidized by Banco De Oro Foundation (BDOF), marked UN-Habitat's first collaboration with the foundation.

The assigned UN-Habitat Technical Supervisor in the homeowner association prepared a detailed specifications, project standards, and timeline for the community infrastructure project. Potential builders were asked to submit a design and build proposal based on the detail specifications and standards to the homeowner associations. These proposals were reviewed by the community together with the UN-Habitat Technical Team in order to select a builder for the construction of infrastructure project.

7. In-depth Individual House and Family Assessment

In this stage, application forms of household partners (HPs) were completed and the required community documentations were submitted to UN-Habitat. The Community Organizers (CO) and Technical Supervisors (TS) that were pre-deployed on their assigned communities would visit again the sites to verify the accuracy of the information provided by the HPs.



Mechanisms for financial transparency fostered trust of community members in their leaders. They developed a deeper understanding of financing, banking, and auditing—skills that will be useful to them even after the project.

During family assessment, CO interviewed the HPs to inquire about lot information since they could be living onsite or offsite. They were also asked if they have existing issues on arrears and lot ownership as there may be instances of substitution. The visibility and awareness of the HPs on their own lot markers (muhon) was also stressed during the technical assessment. Aside from double checking the correctness of the submitted damaged shelter photos, CO assisted the TS in measuring the lot occupied by the HPs.

Alternatively, TS assessed the condition and structure of the damaged parts of the house, listed the construction materials used, accounted the house topography and noted the family’s existing sanitation. TS also surveyed the whole community to ensure that the infrastructure projects identified and prioritized during CAP has allocated space and appropriate according to the homeowner association’s site development plan.

The stilt shelter design was a result of the in-depth individual and house family assessment. After processing the result of community and house to house assessment and reviewing the MGB findings.

It was found that there was a need for a second shelter design. Consultative meetings and deliberations with the homeowner associations and household partners revealed that a number of communities are flood prone areas.

As the project committed to align its strategies to the mandate of the government on building back better and safer, UN-Habitat together with SHFC and the homeowners associations secured clearances from MGB before the starting the construction of the shelters. MGB ensured that the project covered areas followed the government identified regulations on the “safe” and “unsafe” zones. Permanent core shelters and community infrastructure projects were prohibited within 40 meters from the coastline. After the in-depth assessment, the assigned CO and TS together with the community leaders then compared, validated, discussed, and finalized the result of their findings.

Subsequently, UN-Habitat printed the agreed List of household partners. The list will then be posted in a communal area where it is visible to all homeowner association members. (See Annex 3 for the sample format in creation of tentative list of HPs)

| CONDITIONS FOR THE BANK TRANSFER OF THE MONEY IN THE LOCAL CURRENCY | | |
|---|---|-----|
| First Instalment | Upon signing of this Agreement | 90% |
| Second Instalment | Upon completion of 80% of total work, submission of payment request, progress report with photo showing progress, expenditure sheet and bank statement. | 10% |
| Shelter Turnover | Upon completion of 100% of total work, completion of punch list, completion report with photo showing finalization, expenditure sheet and bank statement. | |

Public Posting, as vital component of People’s Process, was conducted to ensure transparency and to give opportunity to the community members to challenge or object to the result of the assessment. The project recognized that the members themselves are more acquainted with the economic and social capacity of the tentative household partners. Public posting lasted for three days and objection forms were disseminated so they can write down their comments. (Refer to Annex 4 for the sample Objection Form written in Hiligaynon, the local dialect)

After further deliberations and taking into account the received objections, UN-Habitat and the community leaders then decided on the final list of household partners. At this stage, the community must have identified and finalized too their chosen infrastructure project as community contracting will be the next step.

8. Community Contracting

Before the homeowner associations entered into community contracting with UN-Habitat, Banco de Oro (BDO), being the partner bank where the money will be downloaded, conducted orientations to the leaders of the communities. The necessary documentations to open an account were discussed thoroughly during this orientation. The money would be directly deposited to the homeowner association’s bank account. The

communities were accountable to keep track and manage their own finances since they will be doing the bank transactions in the entire implementation of the shelter construction and community infrastructure project.

A. Permanent Core Shelter

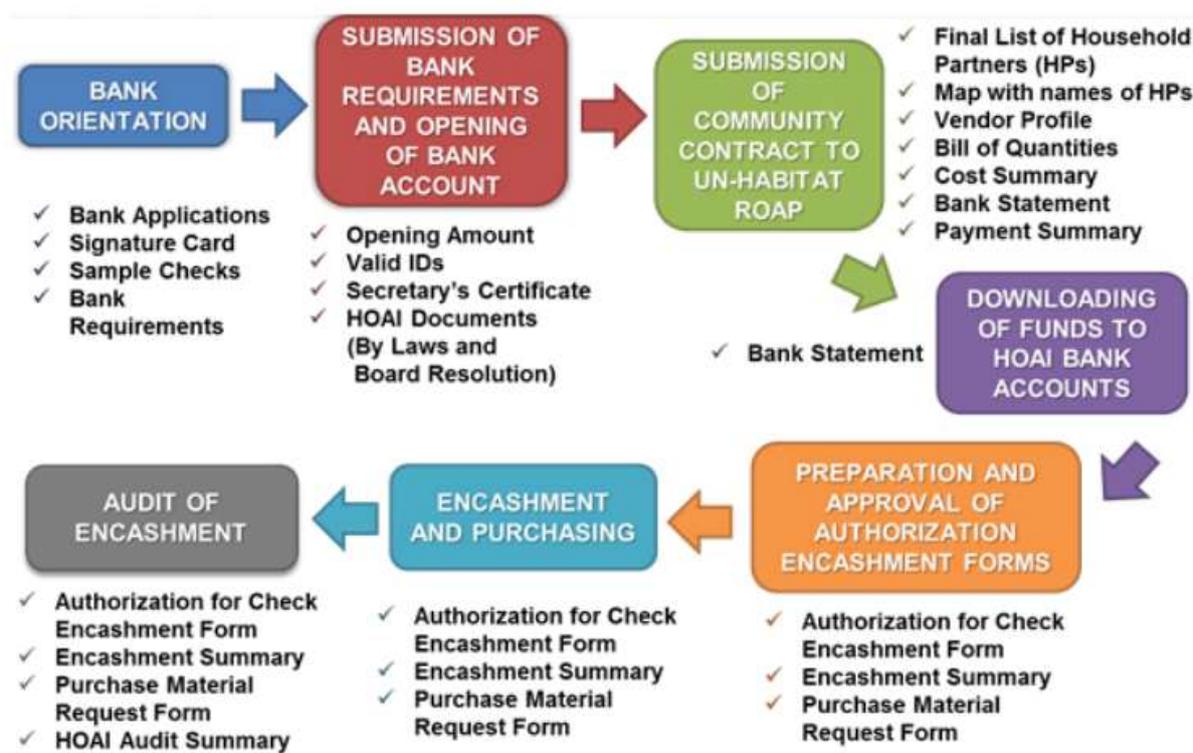
The community contract for shelter specified the following: number and type of shelters to be constructed, site equipment package to be provided, sum of money to be deposited, conditions on the installment of the funds, bank account details, and responsibilities and liabilities of the homeowner associations. The contract also included a number of annexes such as the General Terms and Conditions, Project Description, Project Budget, Standard Operating Procedures, Implementation Schedule, Final List of household partners, Bill of Quantities (BOQ), and Homeowner Association's Site Map.

The contract shall enter into force upon signature of duly authorized representatives from UN-Habitat and the homeowner associations. The President and Treasurer/Finance of the homeowner association signed the community contract while the persons that served as witnesses were the Project Manager and a Barangay official.

B. Community Infrastructure Project

Selected builder and the homeowner association entered into a community contracting witnessed by UN-Habitat. Once the contract was signed, UN-Habitat sent a Notice to Proceed to the selected builder so they may start building the community infrastructure. Ninety percent (90%) of the funds was downloaded upon request to start construction.

FLOW CHART SUMMARIZING THE FINANCIAL SYSTEM OF THE PROJECT



9. Project Implementation

| DEMOGRAPHICS OF THE 28 PARTNER COMMUNITIES IN THE PROVINCES OF CAPIZ AND ILOILO | | | |
|---|-----------------------------|--|------------------------------------|
| Location | Number Of Covered Barangays | Total Number Of Homeowner Associations | Total Number Of Household Partners |
| Roxas City, Capiz | 6 | 18 | 288 |
| Panay, Capiz | 2 | 3 | 110 |
| Pontevedra, Capiz | 6 | 6 | 235 |
| Estancia, Iloilo | 1 | 1 | 27 |
| TOTAL | 14 | 28 | 660 |

A. Community Strengthening

Before the construction started, the homeowner associations conducted election and created committees to manage the overall shelter and community infrastructure project. Seven committees were commonly installed

by the HOAs. The created committees were as follows: 1) Construction Committee, 2) Purchasing Committee, 3) Finance Committee, 4) Audit & Inventory Committee, 5) Storage Committee, 6) Peace and Order & Waste Management Committee, and 7) Grievance and Adjudication Committee. A board resolution was passed by the community members to formalize the conducted election.



The community contract specified the following: number and type of shelters to be constructed, site equipment package to be provided, sum of money to be deposited, conditions on the installment of the funds, bank account details, among others.

Capacity-building training sessions on construction and financial management aimed to prepare the newly elected committees before construction even started. Facilitated by UN-Habitat, the members of the construction, purchasing and finance committees joined by the President of the HOA identified their perceived roles and responsibilities.

As the project utilized the People's Process, this training empowered the committees by recognizing by themselves their tasks in the course of project implementation. The counterparts of the household partners were enumerated on this activity as they also will play significant roles during shelter construction. (See Annex 5 for the consolidated roles and responsibilities of the committees and household partners.)

This capacity building training has two main parts. The first part tackled the essential components of construction management. The Technical Team explained the approved core shelter designs, scope of work, Bill of Quantities (BOQ), work schedules, costing, construction phasing, benchmark of construction, and controls and planning. The second part of the training was a talk about financial management system. Led by

the Finance staff of UN-Habitat, the discussions revolved around the finance processes, cash flows, tools and forms, transactions, monitoring systems, audit and reporting. Tutorial on how to fill up the finance monitoring forms and how to write on bank checks were also done during this training.

UN-Habitat in coordination with the homeowner associations also set a meeting with the pool of trained foremen. This activity was called Discussion with the Foremen, Construction Committee and HOA Presidents. This event was the venue where the HOA will officially hire their chosen foremen to construct the shelters in their community. An agreement was created to formalize the hiring process. This agreement stipulated the foremen's scope of work, time of completion, contract amount, mode of payment, and code of conduct. The contract will enter into force once signed by the HOA President and the foreman. See Annex 6 for a sample agreement between homeowner association and foreman).

Also in this discussion, UN-Habitat reiterated to the foremen the importance of following the approved shelter designs, observance of the construction safety and hazards, and compliance to the code of conduct of the laborers.

B. Shelter and Infrastructure Construction

Prior to the actual construction, a pool of semi-skilled artisans was trained on DRR Techniques in Shelter Construction. This training intended to strengthen the DRR resiliency of the communities through DRR capacity building of the artisans/carpenters. At the end of the training, the community artisans were DRR sensitized and have know-how on affordable DRR mitigation measures during typhoons. The trainings have 3 levels namely: 1. trainings for foreman, 2. trainings for skilled workers, and 3. trainings for household partners. The training was comprised of two parts: a "classroom input session" and a "practical training session."

The series of trainings produced sufficient number of semi-skilled artisans that were sensitized and trained on DRR that will lead the construction of the 660 shelters.

Purchasing of construction materials available in the market (which was done by the HOA leaders) and employing the locally trained builders had positive impact in the community as a whole. In the end, the project was 30% cheaper as it optimized the available resources, injected cash in to the local economy since the money remains in the community, resulted in faster construction and employment creation, generated livelihood opportunities for the affected population, and even improved skill levels of the community. Moreover, the constructed shelters also have high level of acceptability from the affected families and were better in quality since they have a sense of ownership during shelter construction.

In the course of shelter construction, Technical Team conducted several construction meetings and workers' orientations to prepare the site, household partners and even the laborers. The Purchasing Committee (in coordination with the Finance Committee) would start buying the construction materials once the money has been downloaded in the homeowner association's bank account.

As per construction work plan, one shelter took 28 days to be fully constructed. The hired foreman of the community strategized on how he would simultaneously construct the shelters provided the scheduled timeframe and while ensuring the good quality of the typhoon-resilient house.

For community infrastructure construction, weekly progress billing was used as the payment scheme for the project. The builder submitted a weekly request for payment to the homeowner associations, and the assigned UN-Habitat Technical Supervisor in the area validated it by submitting a report and requesting the release of payment. Once the builder has reached 80% of completion, the Technical Team submitted a project accomplishment report and requested for the remaining 10% from UN-Habitat ROAP.

10. Partnership Building

Last 22 November 2014, the Department of Social Welfare and Development (DSWD) formally signed a Memorandum of Understanding (MoU) with UN-Habitat together with the four partner LGUs namely: Municipalities of Panay, Pontevedra, Estancia and City of Roxas in the provinces of Capiz and Iloilo.

DSWD collaborated with UN-Habitat towards implementing a project on shelter recovery and rehabilitation targeting the eligible affected families of Typhoon Yolanda. Like UN-Habitat, DSWD advocates a community-led

approach in all process of development and promotes collective community empowerment, social networks and poverty reduction.

DSWD decided to cost share to the total expenses of core shelter. Through its Core Shelter Assistance Program (CSAP), every household partner received PHP 70,000 cash grant. Checks were distributed individually then surrendered to the homeowner association officers. These checks will be deposited to the homeowner association’s bank account together with the UN-Habitat funds. All in all, the project received a total of PHP 42,700,000 funds from DSWD which resulted to 50 additional household partners (660 total HPs from its initial 610 target) and augmentation on the number of community infrastructure projects.

11. Shelter and Community Infrastructure Turnover

A. Permanent Core Shelter

Shelter inspection and punch listing must be conducted before the house can be officially turnover to the household partners. Punch listing was done to identify the tasks that must be completed in order to satisfy the terms and conditions stipulated in the HOA-

Foreman agreement. This activity was designed to inform the foreman to immediately rectify the poorly constructed parts of the shelter and adhere to the approved shelter design. Punch listing was one of the ways to guarantee the quality of the constructed shelter. The final payment will be released once the foreman complied with the necessities specified during punch listing. This activity was typically attended by the UN-Habitat Technical Supervisor, HOAI Construction Committee, and the household partner. Certificate of Acceptance was given at the end of punch listing to serve as a proof that the household partner acknowledged the shelter and it was constructed with quality and has followed the appropriate specifications. This certificate was signed by the household partner and the homeowners association’s president.

B. Community Infrastructure Project

When all the works indicated in the community contract with the builder were accomplished, the builder was required to submit a final accomplishment report to the homeowners association and to be validated by UN-Habitat Technical Team. Once authenticated, the builder will submit a Turnover Certificate to be accepted by the partner community. The 10% balance shall be paid upon the turnover of the infrastructure project.

| NUMBER OF HOUSES BUILT IN EVERY HOMEOWNERS ASSOCIATION (HOA) AND NUMBER OF HOUSEHOLD PARTNERS (HPs) | | | |
|---|------------|---|------------|
| Name Of HOA | No. Of HPs | Name Of HOA | No. Of HPs |
| 18 Partner HOAs In Roxas City, Capiz | | | |
| Barangay Baybay HOAI | 19 | Pinesville I HOAI | 11 |
| Barangay Baybay 2 HOAI | 21 | Ramon Dinglasan Estate HOAI | 21 |
| Golden Fields HOAI | 5 | R.J. Medalla Milagrosa HOAI | 23 |
| Hermano Brothers Urban HOAI | 17 | Sacred Heart Milibilli HOAI | 6 |
| Mabini Altavas Urban HOAI | 33 | San Vicente Milibilli HOAI | 4 |
| Mary's Land HOAI | 6 | Sunrise Ville HOAI | 2 |
| Mercedes D. Panganiban HOAI | 26 | Tiza Reform Movement HOAI | 5 |
| Our Lady of Guadalupe HOAI | 29 | Villa Carmel Village HOAI Phase I | 20 |
| Pag-asa Milibilli HOAI | 10 | Villa Carmel Village HOAI Phase II | 30 |
| 3 Partner HOAs In Municipality Of Panay, Capiz | | | |
| Pawa HOAI | 70 | San Vicente Urban Village HOAI Phase II | 25 |
| San Vicente Urban Village HOAI | 15 | | |
| 6 Partner HOAs In Municipality Of Pontevedra, Capiz | | | |
| Belle Village I HOAI | 31 | Belle Village II HOAI | 13 |
| Belle Village I Extension HOAI | 75 | Belle Village III HOAI | 50 |
| Malag-it HOAI | 30 | Welcome Village HOAI | 36 |
| 1 Partner HOA In Municipality Of Estancia, Iloilo | | | |
| Samahang Urban ng Maralitang Mamamayan (SUMaMa) sa Zone I HOAI | 27 | TOTAL NUMBER OF HOUSEHOLD PARTNERS: 660 | |

12. Monitoring and Evaluation

Several systems were installed to effectively monitor the progress of the project and to promote the check and balance in the community. In consultation with the homeowner associations, various forms were formulated to keep track on the financial and construction aspects of this community-driven approach project. A

computerized data banking system was created to comprehensively record the community and household partners' information. Household partners' everyday experiences while the shelter construction was ongoing were also recognized through their journal writing.

A. Construction Monitoring

1) Toolbox Meetings were conducted regularly during shelter construction. This 30-minute weekly meeting was attended by the UN-Habitat Technical Supervisor, Purchasing, Storage and Construction Committees, HOA officers, hired foremen, and the household partners. During this meeting, the Construction Committee reported if the ongoing construction was still aligned to the project's timeline and work plan. Issues that may affect the construction were also shared such as unavailability or delay on the delivery of materials. The attention of the Purchasing Committee will be called if the rising problems on construction materials might jeopardize the progress of shelter construction. Issues with the workers or even household partners were also discussed and resolved in this meeting.

2) Community Reporting was immediately conducted after the Toolbox Meeting. UN-Habitat Community Organizer facilitated this discussion together with the HOA officers, committees, and household partners. The Finance Committee presented to the community the history of encashment made, amount of money deposited and withdrawn in the bank, and detailed summary on where the funds were spent.

| COMMUNITY INFRASTRUCTURE PROJECTS DEVELOPED IN EVERY HOMEOWNERS ASSOCIATION (HOA) | | |
|---|--|-------------------------------------|
| City Of Roxas, Capiz | | |
| 1 | 234 LM Road Concreting | Barangay Baybay HOAI |
| 2 | 265.63 LM Open Box Type Drainage | |
| 3 | Multi-Purpose Center (MPC) | Pinesville 1 HOAI |
| 4 | Rewiring of streetlights | |
| 5 | De-clogging of drainage | |
| 6 | Multi-Purpose Center (MPC) Survey | |
| 7 | Road Regravelling | |
| 8 | 270 LM Open Box Type Drainage | Sacred Heart Milibili HOAI |
| 9 | 63 LM Open Box Type Drainage (Shared Infrastructure) | |
| 10 | 108 LM Open Box Type Drainage | San Vicente Milibili HOAI |
| 11 | 63 LM Open Box Type Drainage (shared Infra) | |
| 12 | Multi-Purpose Center (MPC) | |
| 13 | 72 LM Road Concreting | Tiza Reform Movement HOAI |
| 14 | 100 LM Road Concreting | |
| 15 | 328 LM Road Concreting | Villa Carmel Village Phase II HOAI |
| 16 | 136.36 LM Road Regravelling | Hermano Brothers Urban HOAI |
| 17 | 96.5 LM Drainage System | Mercedes D. Panganiban HOAI |
| 18 | 62.50 LM Drainage | |
| 19 | 46.875 LM Open Box Type Drainage | Pag-asa Milibili HOAI |
| 20 | 63 LM Open Box Type Drainage (Shared Infrastructure) | |
| 21 | 376.47 LM Open Box Type Drainage | Ramon Dinglasan Estate HOAI |
| 22 | 200 LM Road Concreting | |
| 23 | 100 LM Road Concreting | RJ Medalla Milagrosa HOAI |
| 24 | 250 LM Drainage System | |
| 25 | 15 LM Road Regravelling | Golden Fields HOAI |
| 26 | 15 LM Road Regravelling | Mary's Land HOAI |
| 27 | 15 LM Road Regravelling | Sunrise Ville HOAI |
| 28 | 200 LM Road Concreting | Mabini Altavas Urban HOAI |
| 29 | Road Regravelling | Barangay Baybay 2 HOAI |
| 30 | 60.60 LM Open Box Type Drainage | Our Lady of Guadalupe HOAI |
| 31 | 200 LM Road Concreting | |
| 32 | 15 LM Road Regravelling | Villa Carmel Village I HOAI Phase I |

The homeowners association leaders together with the household partners and UN-Habitat Community Organizer exchanged ideas on how to resolve the procurement issues. In the course of project implementation, communities encountered difficulty in purchasing and securing the construction materials due to its unavailability in the whole Panay Island.

In the end, this activity strengthened and promoted solidarity in the community. It was observed that community leaders and household partners became solution-oriented as they strategically and immediately addressed the emerging issues during shelter construction. Since the consistent community reporting activities presented transparency and encouraged participation, the lost trust and confidence of the household partners to the HOA officers was noticeably rebuilt as a result of the project.

3) Construction Monitoring Tool was created by the Technical Team to monitor the progress of the ongoing shelter construction. The form was accomplished by the assigned Technical Supervisor in the homeowner association. Construction of shelter of every household partner was keenly monitored as the percentage of accomplishment per phase was examined. Before and after photos of the shelters were also inserted in this form. The start, target and actual completion date of the construction was also noted in this form. Once the house construction in the partner community was completed, the form and the site will be checked by the Technical Officer.

| Municipality Of Panay, Capiz | | |
|-----------------------------------|---|--|
| 33 | 136.36 LM Road Regravelling | San Vicente Urban Village HOAI |
| 34 | Multi-Purpose Center (MPC) | San Vicente Urban Village Phase II |
| 35 | 136.36 LM Road Regravelling | |
| 36 | 265.13 LM Road Regravelling | Pawa HOAI |
| 37 | Multi-Purpose Center (MPC) | |
| Municipality Of Pontevedra, Capiz | | |
| 38 | Multi-Purpose Center (MPC) | Belle Village 1 HOAI |
| 39 | 318.18 LM Road Regravelling | |
| 40 | 200 LM Road Concreting | |
| 41 | 14 Steel Post with Street Names | Belle Village I-Extension HOAI |
| 42 | Water System Installation for Safe Drinking Water | |
| 43 | 280 LM Road Concreting | |
| 44 | 172 LM Road Regravelling | Belle Village 2 HOAI |
| 45 | 400 LM Road Concreting | Belle Village 3 HOAI |
| 46 | 200 LM Riprap with Embankment | |
| 47 | Streetlights | |
| 48 | 243 LM Road Regravelling | Welcome Village HOAI |
| 49 | Multi-Purpose Center (MPC) | |
| 50 | MPC Site Embankment | |
| 51 | Road Regravelling | Malag-it HOAI |
| Municipality Of Estancia, Iloilo | | |
| 52 | Road Concreting | Samahang Urban ng Maralitang Mamamayan (SUMaMa) sa Zone 1 HOAI |
| 53 | Road Regravelling | |
| 54 | Drainage System | |

4) Shelter Database and Monitoring System. With the aid of the Shelter Database Specialist and Data Encoder, this project was able to put up a database called Roxas City Shelter Database and Monitoring System. This system recorded and maintained the information of the 660 household partners. The information was extracted from the household partners' filled out Family Basic Information Sheet and Technical Supervisor's completed Technical Damage Assessment Form.

Before and after photos of the shelters were uploaded in the database for visual comparison. The database also presented the profile of 28 partner communities including the trainings received and infrastructure facilities developed in the homeowner associations.

One special feature of this database was the capacity of the system to locate in the geographical map the shelter of the household partners. It was done through acquiring the coordinates of the shelter by using a Global Positioning System (GPS).

The database offered basic and advance search features. The results could be filtered and categorized per homeowner associations and be imported in an Excel sheet.

5) Family Journal. The project provided journal to every household partners. Being one of the main actors during the shelter construction, they wrote down their daily experiences in the course of project implementation. Through this notebook, the household partners documented by themselves their participation and emotions felt while their own shelters were constructed.



B. Financial Monitoring

A Finance Flow Chart was created to guide the homeowner associations in the overall flow of the finance system during project implementation. (See Annex 7 for the compilation of finance forms used for this project.)

HOA officers were reluctant to handle funds when the project was just beginning. Soon after, they were confidently managing millions in project funds.

The following forms were utilized to ensure transparency and advocate proper utilization of community funds:



1. Encashment Authorization Form.

This form will be used when HOA will make encashment. The form also declares the amount to be encashed from the bank and the available balance to date. In order for the encashment to be authorized by BDO, the forms must be certified by the HOA Audit Committee and UN-Habitat Finance Assistant and recommended by HOAI President and UN-Habitat Project Manager.

Community development has been a major aspect in the growth of the partner communities.

2. Authorization Cash Encashment (ACE) Summary. This form breaks down the particulars of the checks that are ready for encashment. Multiple checks are commonly issued as payment will be made to various suppliers and even as labor payment. The form is certified by the UN-Habitat Finance Assistant.

2.A. Purchase Materials Request Form. This form serves as an attachment in every encashment particularly in purchasing construction materials. This form indicated the total quantity, unit, price and detailed description of materials to be purchased by the HOA. Total labor cost was also specified in this form. The form is filled out by the Treasurer and Construction Committee and endorsed by the UN-Habitat Technical Supervisor.

3. Payroll Receipt Form. This form is used when paying the foreman assigned in the community. The payroll amount is based on the construction phase thus resulted to two payroll receipts. There is separate Payroll

Receipt for on grade shelter and on stilt house. The form is prepared by HOA Treasurer, approved by the President and witnessed by UN-Habitat Technical Supervisor.

4. HOAI Audit Summary. Once the HOA was able to fully spend their encashment, they will complete this form to summarize the official receipts issued by the suppliers. The Treasurer will then submit it to the homeowner associations Audit Committee and then the result must be approved by the President. The community will submit all the compiled receipts to UN-Habitat Finance Assistant for pre-audit and for final audit of the Finance Officer.

13. Final Turnover Activities

The final turnover activities were conducted last 25 to 26 June 2014 to formally turnover the completed 660 permanent core shelters and 54 infrastructure projects to the partner communities. Project, community and household partners actively participated in this two-day culminating activities to celebrate the accomplishments of the project.

The event started with the official turnover of the newly-built Multipurpose Center (MPC) funded by the BDO Foundation, Inc. to Pawa HOAI. Aside from the sponsored MPC, the homeowner association also received chairs, tables, portable sound system, electric fans, and even trash cans to promote waste management in the community.

A site visit and community interaction also occurred to showcase the completed core shelters and infrastructure facilities in Belle Village III HOAI. This activity highlighted the empowerment of partner

communities through sharing their experiences and best practices in utilizing the People's Process. Guests asked questions and conversed with the partner families and community leaders as they were interested to know how they successfully implement the community-led project.

A Partner's Night was also held to recognize the valuable efforts made by the various project and community partners that contributed to the success of the project.

The event concluded with the final turnover ceremony in Pawa HOAI where it was attended by the 660 household partners, project partners, local government units, media and other humanitarian agencies. This ceremony officially turned over the shelters to the household partners and infrastructure projects to the



UN-Habitat staff with the guests of honor: representatives from partner homeowners associations who were each awarded a commemorative miniaturized model house as a token of appreciation.



The project completion event was a two-day affair on June 2015, culminated by a handover ceremony in Pawa.

partner communities. Every HPs received a signed Certificate of Turnover signed by UN-Habitat, DSWD and SHFC.

D. Project Accomplishments

In a span of nine months, Post-Yolanda Support for Safer Homes and Settlements was able to achieve and exceed the project's expected outputs. Below are the project's achievements:



According to the Department of Social Work and Development, 132,589 houses were affected in Capiz and 153,755 in Iloilo.

Target 1: Accelerated recovery for 20 target communities

Actual Output: Accelerated recovery of 28 communities With the 32 SHFC's CMP areas contacted for this project, 28 homeowner associations entered into community contracts with UN-Habitat.

Community strengthening activities were conducted before and even after the shelter and infrastructure construction. The homeowner association leaders received Capacity Building Training on Construction and Financial Management before they start constructing the houses and infrastructure project. Facilitated by UN-Habitat Community Development and Technical Teams with the Finance Assistant, the community leaders were oriented and guided on project specifications and components.

In collaboration with International Organization for Migration (IOM) and Provincial Disaster Risk Reduction and Management Office (PDRRMO) of Capiz, 80 community leaders from 28 partner communities were trained on evacuation preparedness and community disaster risk reduction and management planning. Disaster Risk & Reduction Management (DRRM) Workshop was one of the prioritized and identified needs during the homeowner associations' Community Action Planning (CAP) workshops.

At the end of the DRR training, the homeowners associations came up with community action and contingency plans. They developed awareness on evacuation drills and have in-depth knowledge on Philippines Republic



For many families, being a household partner and getting a new house meant finally being able to sleep soundly and without fear through a rainy night.

Act No. 10121 (otherwise known as the “The Philippine Disaster Risk Reduction and Management (PDRRM) Act) and the pertinent points of the DRRM framework and principles, evacuation support program and family disaster preparedness. DRR training resulted to reduced vulnerabilities to disaster and guided the communities to continue its process towards full recovery and rehabilitation.

While the constructions are ongoing, UN-Habitat also partnered with CARE Philippines. Community leaders were invited for a meeting with CARE Philippines to discuss the livelihood opportunities offered by the organization who also aimed to help the families stricken by Typhoon Yolanda. CARE Philippines provides financial assistance to vulnerable families to restart previous livelihoods or diversify into new activities to earn an income. Homeowner associations must prepare comprehensive project proposals in order to avail of the cash grant.

As most of the homeowners associations have savings accumulated by buying the construction materials in bulk. UN-Habitat conducted a one-day activity entitled, Community/HOA Livelihood Action Planning Workshop: Expanding the Impacts and Sustainability of Safer and Resilient Shelter Programme. UN-Habitat called again the leaders of the 28 partner communities to attend a livelihood workshop. The community leaders were provided various concepts and considerations in developing and managing sustainable livelihoods. This workshop discussed and identified the schemes for the utilization of project savings into a livelihood revolving fund. At the end of the workshop, the homeowner associations formulated Livelihood Action Plan for discussion and concurrence of its members on their next meeting. Community level committees and policies will also be created upon their return to their areas.

Ecological Solid Waste Management and Climate Change Awareness Seminar was also implemented to stress the importance of the waste management and environmental management and its relation to climate change.

Target 2: 610 households in Capiz and Iloilo to have access to resilient shelter

Actual Output: 660 households in Capiz and Iloilo were provided resilient shelter



Many of the carpenters and artisans trained on DRR under the project were able to get construction jobs outside the project, with their DRR and construction skills training certificates and solid experience as handy passports to new jobs.

From residents of shelter boxes, makeshift, transitional, shanty and unsafe houses, the 660 household partners are now living in their disaster-resilient permanent shelters. The core shelter was structured to resist wind loads of up to 200 to 250 kilometers per hour, measured 4.4 x 4.4 [??] meters, reinforced with concrete corners and mid-wall stiffener columns, topped with concrete collar beams, designed by hip roof (quatro aguas) with a wooden truss supporting the hip and common rafters, comprised of hollow blocks (for lower walls) and split bamboo with wooden frames (for upper walls), windowed with clear glass jalousie (for natural lighting and ventilation), and consisted of electricity, plumbing and sanitation systems (for kitchen and toilet facilities). The kitchen sink was set up behind the house should the resident household partner wish to make incremental expansions later on.

Initially, the project committed to build 610 shelters; however, the additional funds received from DSWD resulted in 50 additional shelters. After the shelters were constructed, UN-Habitat observed that the household partners have a sense of ownership in their newly-turned over shelters as they actively participated in building of the shelters and it was constructed by the locally trained semi-skilled artisans.

Target 3: 250 semi-skilled artisans receive training to upgrade their construction and DRR skills

Actual Output: 323 semi-skilled artisans received training to upgrade their construction and DRR skills

At the outset of the project, 250 semi semi-skilled artisans were targeted to receive training to upgrade their construction and DRR skills. However, the project exceeded this output and was able to capacitate 323 semi-skilled artisans. Series of training on DRR techniques in shelter construction were provided for the pool of local semi-skilled artisans which later spearheaded the building of 660 houses.

Target 4: 20 communities will have improved community facilities

Actual Output: 28 communities have 54 improved community facilities



The cost of the community infrastructure projects in Pontevedra was lowered due to the heavy equipment lent by the LGU to the communities.

With the preliminary target of assisting 20 partner communities, 20 infrastructures were also targeted for construction at one infrastructure project for each community. This community-led project went beyond the goal and was able to develop 54 infrastructure projects for the 28 partner homeowner associations.

Additional infrastructure projects were constructed due to collaboration with private entities, received funding from DSWD and community savings. UN-Habitat partnership with BDO Foundation, Inc. gave rise to two Multi-Purpose Centers (MPCs). The established linkages with the partner local government units also paved way for their commitment to provide additional community infrastructure projects. The Municipality of Pontevedra extended the road concreting projects in the homeowner associations covered by their municipality. A number of partner builders, who constructed the community's infrastructure project, also provided additional infrastructure (outside from the contract awarded). A builder extended a drainage project and decided to shell out personal funds as they admired the empowerment and solidarity of one partner community.

Target 5: 4,000 household in 32 communities will benefit from the trained artisans and enhance DRR know-how

Actual Output: 4,594 households were assessed by the House Assessment Guiders (HAGs)

The project trained 172 House Assessment Guiders (HAGs) who examined their own and neighboring communities to measure the typhoon-resistance of the houses. With the expertise of the Technical Advisor, HAGs were sensitized and trained on DRR know-how before being deployed on the ground. HAGs raised the awareness of 4,594 households on how they can implement DRR-related improvement in their houses by disseminating and explaining the produced Information Education Communication (IEC) materials. Every assessed household was given an informative poster originally written in Hiligaynon (the local dialect of the region). This was done to prevent language barrier and to effectively reach the vulnerable members of the communities. (See Annex 8 for the sample of the poster in local dialect and English translation.)



Six months since they were trained, some of the house assessment guiders were able to assess as many as 50 houses, even though only 40 were required of them.

The training for HAGs lasted for a day and a follow up session was set to distinguish the extent of the areas they have covered. With the goal of reaching all the sectors of the communities, HAGs have diverse profile as some of them are barangay officials, youth organization leaders, and active church members. In the end, these transmitters, who were trained to understand the IEC materials and were proficient to explain and lead house self-assessments, were able to strengthened more than 4,000 household on self-recovery by teaching them how to provide DRR improvements on their houses.

Target 6: Increased awareness for building back better safer at national and local level

Actual Output: Increased awareness for building back better safer at national and local level

Project Visibility

Post-Yolanda Support for Safer Homes and Settlement, being the first UN agency to pilot a community-driven approach towards recovery and rehabilitation after a disaster, has received wide attention both at the local and national level. The project's approach, which is now known as People's Process, became apparent in newsprint, television and even in radio. The project was not only able to increase the awareness on building back safer and faster of its partner communities but also extended this knowledge to areas that were also affected by Typhoon Yolanda.

In partnership with SHFC, UN-Habitat successfully conducted three learning exchange events. These events were participated



by local government officials and community leaders from areas that were also battered by Typhoon Yolanda and even past typhoons that devastated Philippines. [Add here the LGUs that conducted learning visits to the sites.] The empowered homeowner association's leaders of the project toured around the visitors in their developed communities and presented how they managed and implemented the People's Process in their areas. With the aim of helping those who are also victims of the onslaught of devastating typhoons, they shared their personal experiences, learning, and best practices so they can also replicate in their areas the community-led project.

The project became visible both at the local and national level as several media agencies were fascinated on how the People's Process was championed by the community leaders in the provinces of the Capiz and Iloilo. Community and household partners were interviewed and sites were visited to know how a construction was led by an all-female member.

These media exposures also resolved the gap on the press' scrutiny on the efforts of the government, non-government and private organizations towards rebuilding and rehabilitating the affected areas of Typhoon Yolanda. With the project's mileages, it was shown that efforts and actions were being implemented to help the affected populations who were still in dire need of technical assistance even a year after the disaster.

Resource Mobilization

Future projects are also in pipeline as a result of various government and non-government agencies successful site visits in the partner communities. National Housing Authority (NHA) is currently in discussion with UN-Habitat on how the project can be mainstreamed in NHA housing programs through its Community-Based Shelter and Livelihood (CBSL) program and how it can also be implemented their partner sites, particularly for Yolanda-affected communities. The province of Aklan and the northern parts of Iloilo (namely the Municipalities of Estancia, Carles and Concepcion) are the probable areas for these future projects. NHA is now looking how a community-based shelter construction is achievable and manageable by the communities thriving in island barangays.



As a result of this project, both government and nongovernment agencies are now reviewing the existing policies towards recovery and rehabilitation. The community-driven approach is now seen as a viable and faster alternative delivery mechanism for shelter recovery project after a disaster.

Last June 2015, UN-Habitat discussed in detail to several municipalities of Province of Aklan how the People's Process was being implemented at the Community-Driven Shelter and Livelihood (CDSL) Summit and Planning Conference.

This project was also able to tap resources of the private entities as a part of their Corporate Social Responsibility (CSR). BDO Foundation, Inc. provided two MPCs in partners communities as proof. Habitat for Humanity are also in discussion with UN-Habitat in sponsoring a MPC in one of the partner communities.

As of today, academic institutions' researchers in national and international levels were taking special interest on the project's process. Household partners were continued to being interviewed and partner communities were still visited.

E. Project Impact

More than the houses and community infrastructure projects completed, the project was able to achieve changes in the communities.

The Emergence of a Cohesive Community Partnership

Golden Fields, Mary's Land, and Sunrise Ville are three communities in Barangay Milibili situated adjacent to one another. To lighten the load of the project, these communities worked hand in hand in shelter construction. Construction management for all three communities was handled by one team, as the number of houses per community was low – six for Golden Fields, five for Mary's Land, and two for Sunrise Ville. The officers of the HOAIs involved decided that they would get lower prices for construction materials if buying was done in bulk. Ergo, the purchase committees of the three communities merged to lower the cost of construction materials.



The collaboration between the three communities produced a more harmonious relationship between them. It also showcased the ingenuity of the HOAI officers by working together to save up on time and money during the implementation of the project.

Raising Awareness through Public-Private Partnership

Communities seldom ask for the help of the LGU when it comes to community development. Mainly due to a lack of coordination, potential improvement through LGU intervention was not tapped for a very long time. The project opened the door for public-private partnerships between the LGU and the HOAIs. In Milibili, for example, the barangay and the HOAIs in the area have worked out a partnership in building a cross-drainage that will be beneficial not only to the HOAIs involved in the project, but the whole barangay, as well.



The project also served as an eye-opener for both parties regarding the LGU's role in the development of the community associations. Through this knowledge, Villa Carmel Phase II in Baybay was able to source funds from the government to procure a drainage system for the community. In SUMaMa, the barangay constructed footwalks in areas that were not covered by the secondary road regravelling project.

The LGUs also discovered their role in the development of community associations in their area. Pledges of support to the sustainability of the newly-built communities in their constituency have been made by both LGUs. The cost of the community infrastructure projects in Pontevedra was lowered due to the heavy

equipment lent by the LGU to the communities. Instead of renting heavy equipment for their infrastructure projects, the communities were able to spend the money allotted for rent on the actual project. Pontevedra LGU also provided counterparts in road construction for Belle Village I, Belle Village I Extension, and Belle Village III. A fishing wharf will also be built in Belle Village I Extension to support the livelihood of the fisherfolk in the area.

Rising from the Slums

For a very long time, partner communities have identified themselves as 'urban poor'. This outlook has imprisoned them in the belief that their communities cannot improve into better communities. HOAI officers repeatedly shared that, before the project, amortization payments were normally left unpaid, community meetings were few and far between, and site development was not a priority.



When the project started, community leaders stepped up to their respective roles and led the transformation of their communities. The People's Process did not only act as a framework in building houses in our partner communities, but the lessons learnt from it are continually being used in solving problems in the community. The general aura of the communities has changed from lazy to buzzing, with people actively participating in the rehabilitation and recovery of their families and their communities.

The community members have become proud that they are part of the communities they come from. During site visits, community members proudly show the visitors the achievements of the project in their community. Community meetings have also become a routine, with or without UN-Habitat presence, and amortization payment is no longer a problem for the HOAI officers. Some household partners even say that their communities no longer look like 'urban poor' communities, but exclusive subdivisions.

Financial Management Through Transparent Leadership

From experience, community members have reservations in entrusting financial matters to the officers of their respective HOAI. Several stories of amortization payments being stolen have been shared during the initial stages of the project. It was also one of the reasons why current HOAI officers were reluctant to handle funds when the project was just beginning.



Through numerous trainings and encouragement, however, HOAI officers, particularly the treasurers and assigned finance and audit committees, have gained confidence in handling the finances of their community.

Through regular updates to the community on the expenditures and savings, as well as transparent auditing, the HOAI officers and committees have gained the trust of the members of their community. Mercedes D. Pangniban HOAI officers even post the status of their funding in several locations within the community.

Creating Ripples: Capacity Building through Teaching DRR Techniques

Due to certain limitations, the project could only support the construction of 660 core shelters. However, because of the HAGs, the reach of the project was widened. Knowledge on building back better was disseminated to more people because of the training provided by these trained volunteers.

The knowledge shared provided communities with peace of mind that they will be safe despite the onslaught of typhoons, as they already know how to build stronger homes and structures.

Additional Community Infrastructure through Construction Management

Community savings played a big role in the implementation of community infrastructure projects. Several communities were able to add to what was funded by UN-Habitat through their savings from the shelter component of the project.

The HOAI's haggling and procurement skills, which translated to savings, were able to give additional infrastructure projects for their communities. Pinesville 1 HOAI was able to implement a streetlight rewiring and drainage de-clogging with their savings. Tiza Reform Movement HOAI used their savings to add 100 Linear Meters (LM) of concreted road to the initial 72 Lm supported by the infrastructure funds of the project.



Communities on the Rise through Empowerment

Community development has been a major aspect in the growth of the partner communities. It may be noted that, throughout the project, women were always at the front and center of it. The women of Pawa who are leading the construction of 70 houses, a multipurpose center and a road regraveling project have been making headlines because of their exceptional handling of the project. From plain homemakers, they have been transformed into laymen experts in shelter construction who, according to them, can identify materials by sight, read perspectives and shelter plans, as well as oversee other construction projects in the future.

Belle Village III is another community that is continually improving through empowerment. The community has transformed into an environmentalist community, with an income-generating vegetable garden in its midst. With the community situated in a flood-prone area in Pontevedra, food security during the rainy season has always been a problem for the residents. They lose access to market roads for days and rely on stockpiled food and backyard produce. The community vegetable garden ensures a steady source of nourishment even when the community gets cut off due to flooding. Excess produce may also be sold to nearby communities who also suffer the perils of flooding. Household partners have shared that the project served as the jump-off point for these initiatives. The communities are confident that these changes will be sustained even after the end of the project.

F. Project Partners

The community-driven approach of the project has attracted many partners for its implementation. Aside from funding from the Government of Japan, numerous entities have expressed interest and extended support to the project. UN-Habitat worked in partnership with national agencies, local government units, homeowners associations, private NGOs, and the Capiz Chapters of the United Architects of the Philippines and the Association of Structural Engineers of the Philippines (ASEP).

National Government Agencies

Social Housing and Finance Corporation (SHFC)

SHFC is the lead government agency undertaking social housing programmes catering to formal and informal sectors in the low-income bracket. One of its programmes is the CMP, an innovative strategy adopted by the National Home Mortgage Finance Corporation (NHMFC) to ensure the availability of long-term financing to the sectors of society with the lowest income.

The CMP aims to improve the living conditions of homeless and underprivileged citizens by providing them affordable financing with which they can secure tenure on the land they occupy. It is a mortgage financing programme that assists legally organized associations of residents of blighted or depressed areas to own the lots they occupy, providing them security of tenure and eventually improve their neighborhood and homes to the extent of their affordability.

SHFC provided UN-Habitat with the list of communities under the CMP, 32 of which were contacted for the project. Of these communities, 28 became community partners in the implementation of the Post-Yolanda Support for Safer Homes and Settlements project.

Moreover, SHFC has partnered with UN-Habitat in conducting learning exchange programs. Representatives from CMP communities were trained in community-driven community building. They were linked with UN-Habitat's partner HOAs in order to experience the community-driven approach to shelter rebuilding on the ground. This opens the door to replication in other areas. Three learning exchange programs have been conducted. The first was with CMP communities from Cagayan de Oro on 29 September to 01 October 2015 with 19 participants from Typhoon Sendong affected areas.

Due to the success of the first learning exchange, a second event was held on 4 to 5 February 2015 for representatives from Palawan LGU, looking into implementing the People's Process in five of its municipalities, and CMP communities from Quezon City and Palawan.

Housing and Urban Development Coordinating Council (HUDCC)

HUDCC is the government agency under the Office of the President tasked as the oversight, the overall coordinator, initiator, and facilitator of all government policies, plans, and programmes for the housing sector.

HUDCC sets the overall direction and targets for the sector; determines strategies, formulates appropriate policies, monitors and evaluates programmes, projects, and performance of the implementing shelter agencies.

Department of Social Welfare and Development (DSWD)

DSWD is the executive department of the Philippine Government responsible for the protection of the social welfare rights of Filipinos and promoting social development. The department envisions a society where the poor, vulnerable, and disadvantaged are empowered for better quality of life.

One of the department's thrusts for providing the poor with decent housing is the Core Shelter Assistance Program (CSAP) where they provide poor families with PHP 70,000 each to build a permanent and safe home. Since this amount was not enough to build a permanent house complying with the new DPWH standard on typhoon-resilient housing, DSWD approached UN-Habitat with an offer to tie up CSAP with Post-Yolanda Support for Safer Homes and Settlements. As a result, DSWD shouldered PHP 70,000 of the total cost of each of the initial 610 core shelters being built under the project.

Its mandate as the policy coordinator and advocate for the housing sector is critical considering the innovative character of the project. For instance, the community-driven approach to housing provision, a departure from the traditional developer/contractor-driven approach of the National Housing Authority (NHA), would require policy reforms in the housing sector. HUDCC is also the Lead Agency of the Resettlement Cluster charged with implementing the resettlement program under the CRRP. Budget for the construction of permanent houses for Yolanda-affected families who will be resettled are managed by the cluster.

This partnership resulted in savings from the UN-Habitat budget for core shelters, savings which translated into 50 additional houses and a total of 51 infrastructure projects for the partner communities.

Local Government Units

Local government units with jurisdiction over the partner communities have also partnered with UN-Habitat for this project. The LGU helps expedite paperwork needed in construction and waives building permit fees for houses under the project.

Province of Capiz

Twenty-seven of our 28 partner Homeowners Association, Inc. (HOAI) come from the Province of Capiz, specifically from the City of Roxas and the towns of Panay and Pontevedra. The Provincial Government of Capiz signed a Declaration of Partnership with UN-Habitat and actively assisted in the procurement of permits and other documents needed in the implementation of the project.

Province of Iloilo

The project has one partner HOAI in Iloilo: Samahang Urban ng Maralitang Mamayan (SUMaMa) sa Zone I HOAI in Estancia, with 27 partner households. Twenty of the 27 core houses to be built are sponsored by the Hilti Foundation.

Private Organizations

BDO Foundation, Inc.

BDOF is the nonprofit branch of Banco de Oro Unibank, Inc., and promotes community development in three vital areas: decent shelter, sustainable livelihood, and practical education for marginalized sectors of society. BDO Foundation also actively promotes volunteerism among its employees who help out in the foundation's various activities.

On November 8, 2014, a year after Yolanda's onslaught, a memorandum of agreement was signed between BDOF and UN-Habitat for the construction of a 120 sqm multipurpose center for the San

Vicente HOA in Barangay Milibili, Roxas City. BDOF not only funded construction of the multipurpose center, which costs PHP 850,000, but also mobilized some 10 bank employees and 30 community members to volunteer in the initial construction work (e.g., helping haul materials and pour concrete footings and columns for the building). The multipurpose center was completed in December 2014 and has been turned over to the community.

Base Bahay, Inc.

Base Bahay, Inc. is a European charitable foundation specializing in housing that has been studying and testing bamboo-based housing design since 2012, introduced their experiences on designing and implementing bamboo shelters in the Philippines, and helped initial shelter designs to be improved. Base Bahay's designs using innovative bamboo-based construction technologies were used in the construction of 20 core houses in the SUMaMa community in Estancia, Iloilo.

Accredited Professional Organizations

United Architects of the Philippines (UAP) – CapiZ Chapter

The United Architects of the Philippines is the Integrated and Accredited Professional Organization of Architects (IAPOA) in the Philippines with more than 24,000 members. UAP is registered with the Securities and Exchange Commission (SEC) as a non-stock, non-profit organization.

The UAP serves as the catalyst of dynamism and unity among Filipino architects, promoting the highest ethical conduct, discipline, responsibility and values beneficial to man and society, culture and the environment in the delivery of its professional mandate for local and global practice.

UAP was part of the TWG that conceptualized and designed the core shelters built for the project.

Association of Structural Engineers of the Philippines (ASEP)

The Association of Structural Engineers of the Philippines, Inc. (ASEP) is the recognized organization of Structural Engineers of the Philippines. Established in 1961, ASEP has been in existence for more than 50 solid years.

ASEP is known for its publications like the different volumes of the National Structural Code of the Philippines, the approved referral codes of the Philippine National Building Code.

Representatives from ASEP formed part of the TWG that worked on the designs of the UN-Habitat core shelters. It was also ASEP that ensured the structural integrity of the cores shelters.

G. Challenges and Mitigating Measures

| Project Challenges | Mitigation Strategies |
|---|---|
| Constructing houses while waiting for funds | a. Asking for one month credit-line from major suppliers for the materials |
| Infrastructure construction while waiting for funds | a. Turn-key arrangement with builders. |
| Quality control | a. Close monitoring b. Regular toolbox meeting c. Withholding a portion of labor payment until final handover d. Upgrading training for construction committees in construction monitoring |
| Material shortage and delivery delays | a. Pre-ordering materials two weeks in advance b. Tapping multiple suppliers c. Active participation of homeowners in identifying suppliers |
| Increase in the prices of materials | a. Utilize the homeowners' haggling skills b. Maximization of material usage c. Waste minimization |
| Financial management | a. Regular audit b. Close monitoring of the communities' finances c. Capacity building trainings d. Regular meetings with communities for fund updates |
| Release of DSWD funds | a. Continuous follow up both at the local and national level |
| Security risk due to large payroll funds | a. Immediate release of funds b. Staggered weekly payroll |