



Metro Manila Flood Management Project
4th RAP Monitoring Report for the Vitas Pumping Station
May 2, 2022

I. BACKGROUND

In April 2021, the World Bank approved the revised Resettlement Action Plan (RAP) for the Informal Settlers Families (ISFs) affected by rehabilitation of the Vitas Pumping Station under the Metro Manila Flood Management Project. The revised RAP covers 229 ISFs, 88 of which would be relocated to the resettlement site in San Jose del Monte, Bulacan developed by the Social Housing Finance Corporation (SHFC) and the remaining 141 ISFs will be at the resettlement site in Trece Martires, Cavite developed by the National Housing Authority (NHA).

This is the fourth monitoring report for the implementation of the revised RAP. All details of the resettlement of the ISFs are specified in the RAP, which was disclosed in accordance with World Bank's OP 4.12 Involuntary Resettlement. This monitoring report needs to be read together with the revised RAP and the three monitoring reports previously submitted to make a full understanding of its context and take-off point.

II. RAP PROGRESS AND MONITORING

This report covers the period starting from April 2, 2022, to April 30, 2022. It must be noted that prior to the RAP approval in April 2021, the Consultant established the RAP Implementation Team in February 2021, responsible for coordinating or conducting various relocation preparatory activities described below:

1. Local Help Desk at Brgy. 93, Tondo, Manila

The Local Help Desk established by the DPWH continued to assist ISFs covered under the Project in complying with the requirements of the NHA. The Team continued to assess the requirements prior submission to NHA for approval and pre-qualification. In addition, the 19 ISFs that have been approved were assisted in completing their requirements specifically on registration and appointment for securing NBI clearances and PSA certificates to ensure that there would be no hindrances for their relocation in NHA relocation site. These 19 ISFs constitute the second batch of relocatees under Component 3 of the Project.

Other than the second batch, ISFs with waiver for the change of beneficiaries due to death, age limit, exclusion in the NHA 2015 Census, and with discrepancies were assisted. The Team conducted an initial due diligence in preparation for the Beneficiary Selection, Award, and Arbitration Committee (BSAAC) deliberations.

2. Memorandum of Agreement (MOA) for the Sending and Receiving LGUs

To date, the MOA is still for the signature of the NHA General Manager. The Team is still following up for the signed MOA.

3. Memorandum of Agreement (MOA) for the Downloading of Funds to LGU Trece Martires

The MOA for the downloading of funds to LGU Trece Martires has been signed for the delivery of basic services to the ISFs for the 3-year post relocation assistance. These include the following:

- Livelihood Assistance for Skills Training for employment and micro-enterprises, starter kits and securing clearances and permits for employment and micro-enterprises – 229 ISFs @ Php 15,000 each
- Receiving LGU PPEs Sanitation Kit during relocation
- Community-Based Livelihood Restoration and Development Program (CLRDP) and Social Services structures and start-up capital for income generating activities for PAFs. This includes construction of livelihood center, health facilities, *talipapa*/wet market, and procurement and installation of streetlights and closed-circuit televisions (CCTVs).
- Provision of Honorarium
- Purchase of Dumptruck
- Electrical Certification Permit @ Php 120.00/PAFs

Meeting on April 12, 2022 was conducted with DPWH Finance Service regarding the requirements for the downloading of funds to LGU (please see Annex 3 – Minutes of Meetings). It has been agreed that before downloading, Trece Martires, Cavite will submit the proposal of funds utilization, especially the list of facilities needed in the relocation site (e.g., training center, covered court with health and day care centers, market, etc.).

Another MOA has been prepared for the downloading of funds to LGU Manila for the Sending LGU PPEs Sanitation Kit during relocation amounting to Php 20,000.00. The said MOA has been forwarded to LGU Manila for comments and the Mayor's signature (please see Annex 1 – MOA for the downloading of funds for the Sending LGU PPEs Sanitation Kit).

4. Memorandum of Agreement (MOA) for the Disbursement of Financial Assistance to ISFs

The MOA between DPWH and Land Bank of the Philippines (LBP) is currently transmitted to LBP for approval. Since the opening of Peso Account entails time, the second batch of relocation was disbursed again through cash to ISFs and the succeeding until such time that the LBP account is open (please see Annex 2 – MOA between DPWH and LBP).

The cash disbursement for the second batch is broken down as follows per ISF. This is based on the Agreements to Demolish and Remove Improvements (ADRI) and is consistent with the transfer allowance provided for in the RAP. Due to the distance of the line from the 2nd batch units, materials for the electricity and labor added by P1,260.00. The additional cost was disclosed with the ISFs and agreed for the deduction. The ADRI was already signed prior to the information from the Developer for the additional cost.

Particular	Cost (PHP)
<i>1. Food Allowance at PHP 500.00 per PAF per day for 14 days quarantine</i>	<i>7,000.00</i>
<i>2. Health and Safety Kits for PAFs (PPEs, thermometers, disinfectant supplies, Vitamin C and paracetamol capsules)</i>	<i>1,027.51</i>
<i>3. Transfer Assistance for Trucking, vehicle for PAFs and manpower assistance for vulnerable persons</i>	<i>15,000.00</i>
<i>4. Payment for the new application of electricity and water</i>	<i>800.00</i>
<i>Total</i>	<i>23,827.51</i>

However, the total amount to be received by each ISF has been deducted for the following expenses: (1) application for utilities to service provider, (2) utilities sub-meter installations while waiting for the service provider for a minimum of a month, and (3) a month and a half deposit for utilities with sub-meters.

Particular	Cost (PHP)
<i>Total amount (Food allowance, Health and Safety Kits, Transfer assistance for trucking, New application for electricity and water)</i>	<i>23,827.51</i>
<i>Less: Payment for the new application of electricity and Water</i>	<i>800.00</i>
<i>Payment for the Installation of Sub-meter</i>	<i>3,260.00</i>
<i>Electric and Water deposit for 1 month and half while waiting for the service line</i>	<i>1,500.00</i>
<i>Balance</i>	<i>18,267.51</i>

The disbursement of financial assistance has been divided into two tranches: 1st and 2nd/final disbursement. Hereunder are the details:

- (1) First Disbursement – upon the issuance of NHA entry pass – the food allowance for 14-days quarantine fund and health and safety kits amounting to **Php 8,027.51**.

Particular	Cost (PHP)
<i>1. Food Allowance at PHP 500.00 per PAF per day for 14 days quarantine</i>	<i>P7,000.00</i>

<i>2. Health and Safety Kits for PAFs (PPEs, thermometers, disinfectant supplies, Vitamin C and paracetamol capsules)</i>	<i>1,027.51</i>
Total	8,027.51

- (2) Second and Final Disbursement – upon unloading of materials and personal belongings at the relocation site – Transfer Assistance for Trucking, vehicle for PAFs and manpower assistance for vulnerable persons amounting to **Php 10,240.00**.

Particular	Cost (PHP)
<i>Transfer Assistance for Trucking, vehicle for PAFs and manpower assistance for vulnerable persons</i>	<i>15,000.00</i>
<i>Payment for the new application of electricity and water</i>	<i>800.00</i>
<i>Less: Payment for the new application of electricity and Water</i>	<i>800.00</i>
<i>Payment for the Installation of Sub-meter</i>	<i>3,260.00</i>
<i>Electric and Water deposit for 1 month and half while waiting for the service line</i>	<i>1,500.00</i>
Total	10,240.00

Note: Any excess amount will be given back to the ISFs

Compared with the first batch financial assistance, payment for the installation of sub-meter was increased by Php 1,260.00 due to the materials requirements for the connection are far from the mainline. During the final briefing, the changes made by the NHA developer were disclosed as well as the reasons for increase and were agreed on as long as they will be relocated on the said date – April 29, 2022.

5. Social Preparation

On April 21, 2022, a LIAC meeting was conducted for the creation of BSAAC as special committee that will handle the issues and concerns of the ISFs for the NHA pre-qualifications and approval. These ISFs need to undergo the BSAAC deliberation for the change of beneficiaries due to death or age limit of the household head, waiving the rights to the children or siblings of the household head as they are already living far from Vitas, and exclusion of the household head in the NHA 2015 Census (please see Annex 3 – Minutes of Meetings).

During the meeting, LIAC raised the conduct of RRAP workshop in order to continue the relocation of the remaining ISFs – hence allowed the second batch of relocation.

The second batch of relocatees also attended the site tripping last December 2021 and January 2022 as well as the briefing conducted by NHA Cavite and NHA West Sector for the relocation process, and housing rules and regulations stated in the former monitoring report.

On April 28, 2022, 19 ISFs were consulted as the final briefing prior to relocation (please see Annex 3 – Minutes of Meetings). The activity was attended by the representatives from DPWH and NHA. There were no issues and concerns raised by the ISFs as all the relocation processes and procedures were briefly discussed by DPWH and NHA.

6. Site Tripping

On April 28, 2022, after the final briefing, 19 ISFs were brought to the relocation site for final tripping prior to the relocation acceptance.

During the tripping, the 19 units were yet to be completed due to the time constraints that were encountered by the developer – hence discussed with the ISFs the postponement of the relocation and wait for the completion of each unit. The ISFs informed the Team that they are willing to be relocated and while they are in their respective houses, the developer may enter and continue the installation of doorknob and jalousie windows, and repairing comfort rooms (CR) and sinks.

The Team visited the site on May 2, 2022 and all the units were completed (please see Annex 4 – Photos of Completed Units).

III. Updates on the Transfer of the 141 PAFs to NHA Site

Of the 19 ISFs (second batch) who have been approved and relocated on April 29, 2022, 9 ISFs are relocatees under NHA. The remaining 116 of 141 PAFs are yet to submit their requirements for pre-qualification and approval.

- 1st batch – 16 ISFs
- 2nd Batch – 9 ISFs

IV. Updates of 88 ISFs under the SHFC

Of the 19 ISFs (second batch) who have been relocated, 10 ISFs are relocatees under SHFC. The remaining 74 out of 88 ISFs are still yet to complete their requirements for submission to NHA.

- 1st batch – 4 ISFs
- 2nd Batch – 10 ISFs

V. Livelihood Programs

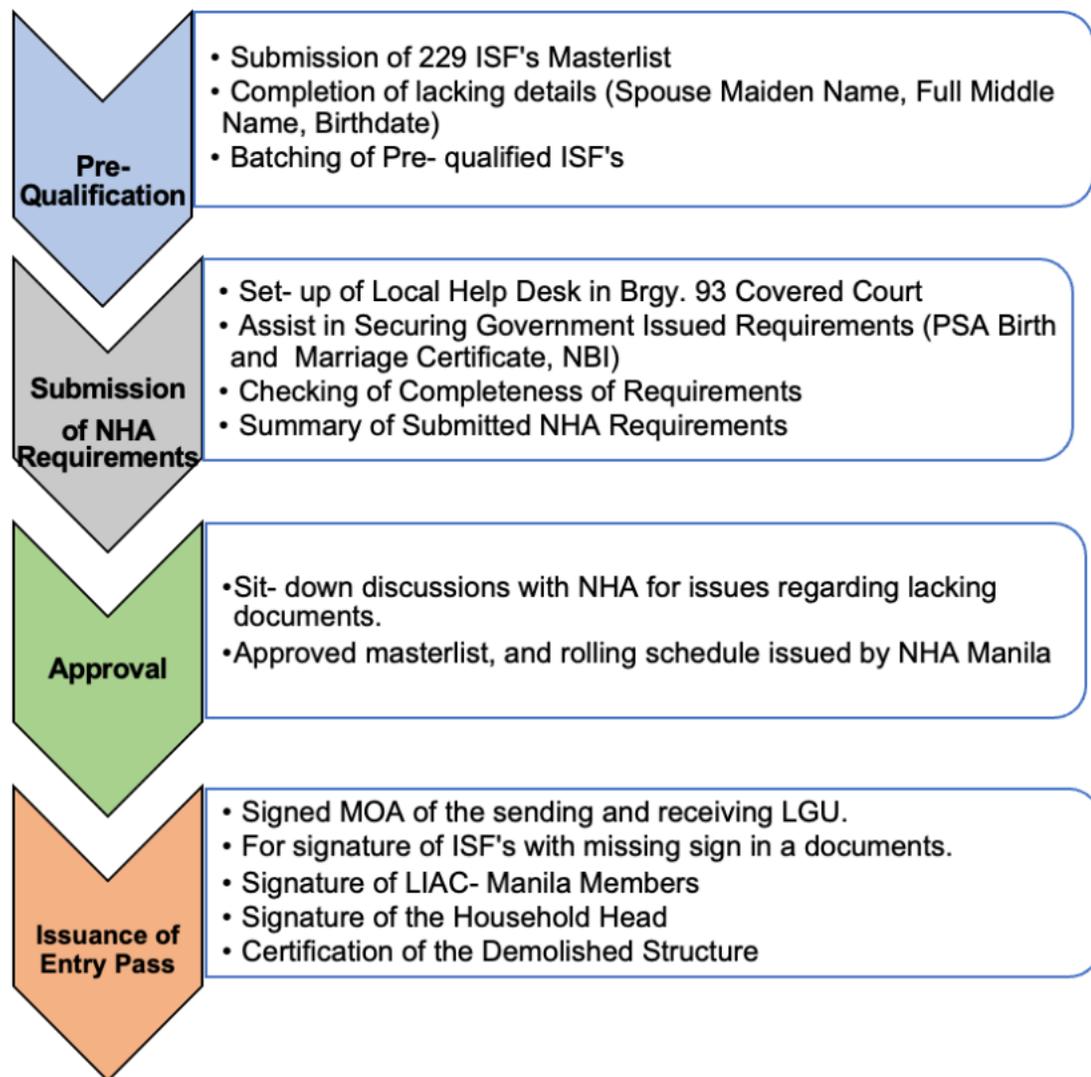
Formulation of Workplan and Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for livelihood activities conducted were done at the DPWH Office – Manila on April 23, 2022 (please see Annex 3 – Minutes of Meeting). LRIP was discussed thoroughly with the Team, identifying the activities to be conducted and the agencies to be tapped for coordination (please see Annex 5 for the detailed workplan).

Compared with the LRIP crafted in 2017 and the current implementation of Trece Martires,

Cavite – Public Employment Service Office (TMC-PESO), the Team prepared a SWOT Analysis for the likelihood to achieve the success of its implementation (please see Annex 6 for the SWOT Analysis).

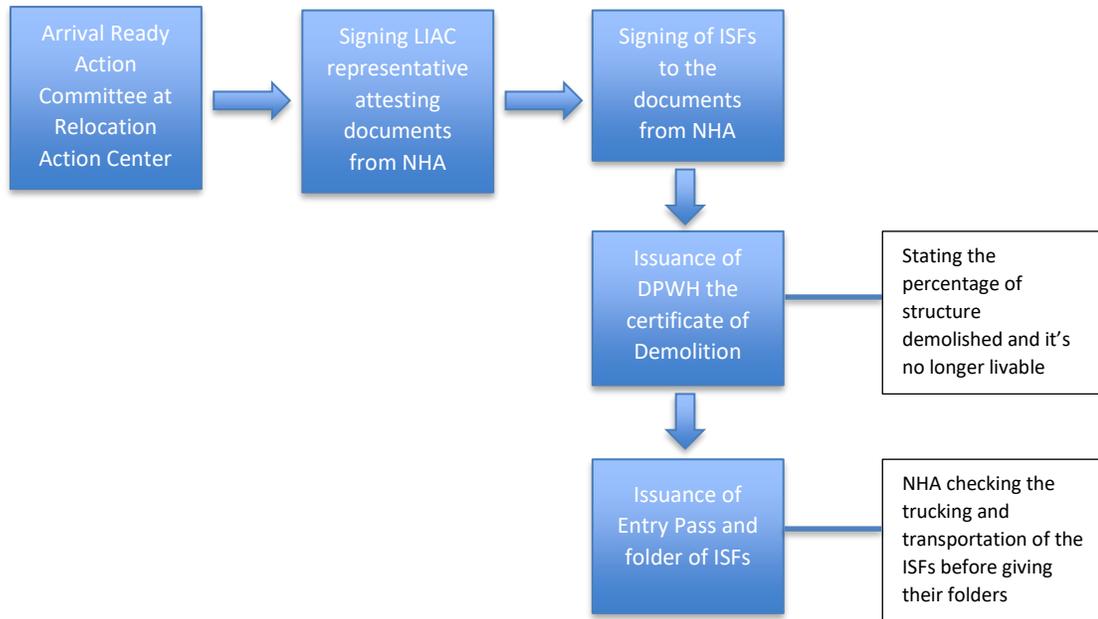
VI. NHA Approval to the Entry Pass

There are processes with the NHA prior to the issuance of the entry pass, which start from the pre-qualification of ISFs, submission of the requirements and approval. The issuance of entry pass was during the day of the relocation.

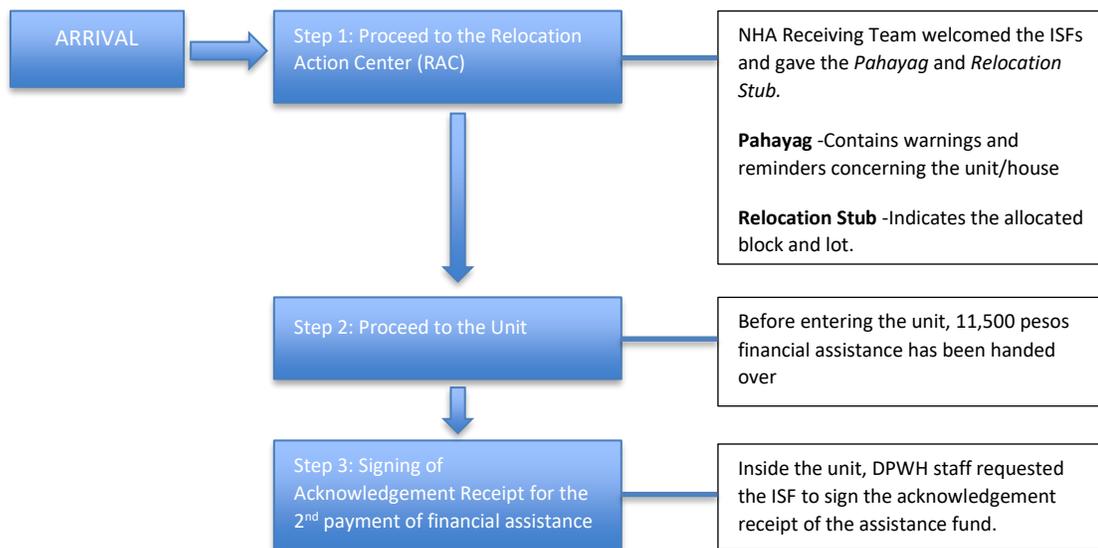


VII. Relocations

After the series of meetings for the finalization and approval of the MOA, entry pass has been issued, followed by relocation. Hereunder is the actual process on-site:



Upon arrival of the ISFs at Trece Martires, Cavite, they proceeded to the Relocation Action Center (RAC) where they were assisted by the NHA and the Developer on the process and procedures prior to entry to the units. The workflow hereunder shows the actual process/procedures:

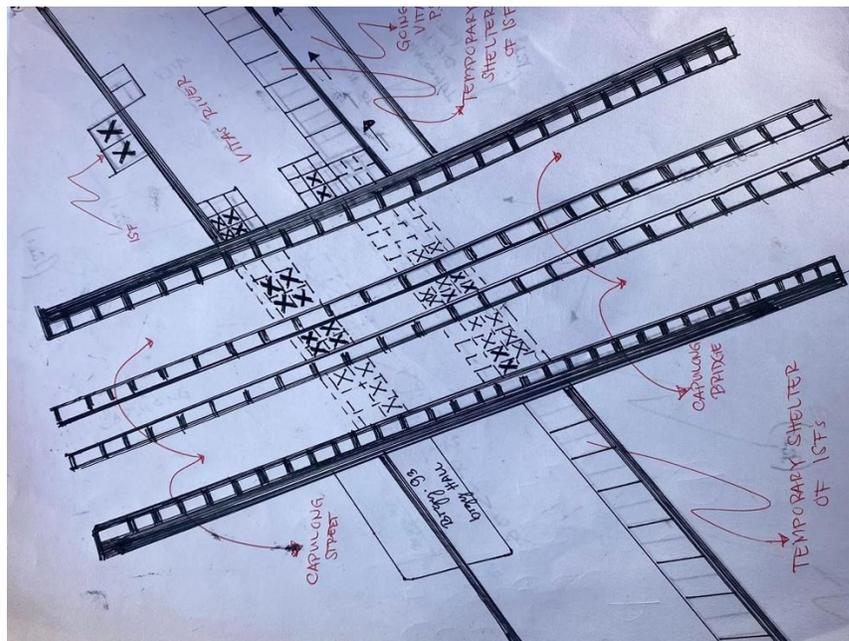


The Team left the satisfied ISFs in their respective units with ready utilities (water and electricity), cleaning and arranging their belongings.

The foundation of the structures under the bridge are made of light and salvage materials and

the ISFs share the same walls with their neighbors. During the consultation meeting with them, self-demolition and assisted demolition were discussed – hence half of the ISFs requested self-demolition and the rest were assisted in demolition. The reason why some of the ISFs selected self-demolition is for them to salvage some materials to be used in whatever improvement they will have in the relocation, especially for the 1.5-m front and back space.

The Team come up with a strategy that, in case the structure of the relocatees is located at the middle, the next ISFs will be transferred and so on until the last will be the one to demolish. The ISFs agreed to this strategy and ensure that after demolition, they will not return to their illegal structures (please see Annex 7 for the demolition plan and Annex 8 for the Agreement to Demolish and Remove Improvements)



VIII. BUDGET REQUIREMENTS

FUNDS FOR RAP IMPLEMENTATION

Funds for the implementation of the RAP is at Sixty-Six Million One Hundred Twenty-Four Thousand Fifty-Four and 43/100 Pesos only (**Php 66,124,054.43**) including 10% Project Administration Cost and 15% Contingency.

IX. PROCEDURES FOR FLOW OF FUNDS

1. Funds to Be Downloaded to LGU

A Memorandum of Agreement (MOA) has been signed between the implementing agency and the Trece Martires, Cavite LGU for the downloading of funds, specifically the budget for the CLRDP amounting to Php 30,000,000.00. The fund amounting to Php

40,192,480.00 is subject to DPWH approval prior to its downloading to LGU TMC, considering that downloading of funds may be affected by the election ban.

DPWH is still waiting for the proposal from TMC prior to downloading.

2. Funds as Financial Assistance to the ISFs

For the second batch of relocation for the 19 ISFs, the financial assistance will be provided in cash as stated in the Agreement to Demolish and Remove Improvements (ADRI). However, for the remaining 190 ISFs, the financial assistance will be through the Land Bank of the Philippines (LBP). The MOA with LBP comments has been forwarded to them for conformity incorporating the comments from DPWH Legal Service and COA.

The 19 ISFs who have been relocated received the financial assistance and acknowledged the amount. The first payment was given two days prior to relocation on April 27, 2022, and the second payment was given upon arrival at the relocation site on April 29, 2022.

(Please see attached acknowledgement receipt as Annex 9)

X. COMMUNICATIONS FOR THE IMPLEMENTATION OF THE RAP

(Please see attached list of communications as Annex 10)

XI. MONITORING AND EVALUATION

The Team conducted a Key Informant Interview (KII) for the first batch of relocatees randomly selected ISFs. Of the 20 ISFs, eight (8) (40%) were sampled for data gatherings.

1. House quality (if the agreed standards were met)

Although there are issues and concerns raised by the ISFs such as leaks from sinks and ceilings during heavy rains, loose jalousie windows, and no bedroom as what has been presented to them, they feel blessed having a house and lot on their own. They also feel grateful to be able to secure a house for their families, compared with their situation in Vitas.

RAP Team Action Taken:

- The team coordinated with NHA Cavite regarding the issues and concerns experienced by the first batch of relocatees. NHA assured that the issues for the repair of the units will be given a preferential attention and be raised to their technical team who handles the direct supervision of the developer.

2. Changes compared to the former situation in Vitas Pumping Station:

- a. Social acceptance and inclusion in the community

They felt accepted in the community and were able to mingle with them. They were also able to receive free plants from their neighbors. They also share food with one another during lunchtime.

Moreover, the Homeowners Association visited them during unfavorable weather to inspect leakage on their units.

b. Current Economic Condition

Majority expressed that they now find economic opportunities or securing source of income in the area a bit challenging. Some of them set up a small store (sari-sari store), given that only few were relocated and does not have enough capital.

RAP Team Action Taken:

The team coordinated with LGU PESO for the conduct of Job Fair on May 3, 2022 for them to be employed to have a source of income.

For the wage earners relocatees, most of them are working in Manila and must travel from Cavite for work. It burdens them due to expensive fare, back and forth.

c. Food and Security

There is a nearby temporary small market but not all ingredients are available, and the Public Market is considered far from the site. In addition, given the high gas prices, the motorcycle fare increased as well.

The area behind the lot is wide and can be used to plant malunggay, eggplants, patola, upo, and bitter gourd.

d. Access to Health facilities

They have not visited the health facilities as nobody is getting sick.

e. Safety

There is no street lighting at the community at night. However, it is much peaceful in the area compared to that in Vitas, Tondo.

The families feel safe for their children to roam around the relocation area in daytime, except at nighttime due to unavailability of streetlights. Instead, they installed outdoor lights outside their houses.

There are patrolling police at night, normally between 10 P.M. to 11 P.M.

f. Peace and Order

Tanod or barangay police visibility in the area are felt once a week – hence no crime was reported since the arrival of the families in the relocation site.

- Very peaceful.
- No theft, crime, or burglary incident.
- Neighbors within the vicinity are accommodating.
- Children are safer in the area and can roam freely
- Rounds by barangay police every other night.
- PNP roving occasionally between 5 P.M. to 6 P.M.
- Families are indoors at around 7 P.M.

Compared to Vitas, it is better at TMC because it is peaceful. There are no addicts or bystanders. They are very happy because they have a house that they can call their own, compared to living under the bridge in Vitas.

g. Environment

The environment at the relocation site is peaceful and quiet, compared to when they were living along the technical footprints of Vitas where there is traffic, noise from sirens for a whole day, and loud voices of their neighbors that disturb them when they are resting.

Fresh air is also present at the relocation site. Even if the humidity at the relocation site is warmer, especially from 10 A.M. to 3 P.M., winds blow from time to time.

The service water is scheduled at 7 to 8 in the morning and 3 to 4 in the afternoon; hence, drinking water (mineral water) is available in the neighborhood for purchase per gallon.

Garbage collection is scheduled every week, but the children from the neighboring relocation site collect garbage, especially non-biodegradable garbage, for them to sell.

XII. NEXT STEPS

1. Follow up the approval of the 2 MOAs
 - a. DPWH and LBP for the disbursement of financial assistance
 - b. DPWH and City of Manila for the Php 20,000.00 Sending LGU PPEs and Sanitation Kit during relocation
2. Meeting with LBP for the finalization of MOA

3. Social Preparation Meetings
4. LIAC meetings
5. BSAAC deliberations
6. Local helpdesk for the assistance to ISFs requirements
7. Implementation of LRIP and skills training by 2nd quarter of 2022
8. Check the ISFs after the quarantine period for 7 days
9. Conduct of Job Fair to be led by LGU PESO on 3 May 2022

XIII. ANNEXES

- Annex 1 – MOA between the DPWH and LBP
- Annex 2 – MOA for the Downloading of Funds with LGU Manila
- Annex 3 – Minutes of the Meeting
- Annex 4 – Site Tripping and Completed Units
- Annex 5 – LRIP Workplan
- Annex 6 – SWOT Analysis
- Annex 7 – Demolition Plan
- Annex 8 – Agreement to Demolish and Remove Improvements - signed
- Annex 9 – Acknowledgement Receipts for Disbursement of Financial Assistance
- Annex 10 – List of Communications
- Annex 11 – Photo Documentation