



OFFICE OF THE PRESIDENT
NATIONAL HOUSING AUTHORITY
MIMAROPA DISTRICT OFFICE



Excerpts from the Minutes of Virtual Meeting dated Jan. 15, 2021 at 10:00 AM.

Attendees:

NHA MIMAROPA District Office

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P. Evelia D. Joson
Maximo R. Cabasal
Helario P. Valones
Jannie Joy Q. Roa
Beryl Jean G. Ello

OIC MIMAROPA
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Principal Architect B
Supervising Engineer A
Supervising Engineer

Culion

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Municipal Administrator

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Linapacan

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Melchor Briones
May Ann Peria

MPDC
Executive Assistant

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Busuanga

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Marlo M. Dagomboy

MPDC

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Agutaya

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Raul Caab

MPDC

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PCSD

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Atty. Teodoro Jose Matta
Ms. Ma. Cristina Rodriguez

Executive Director
District Manager PCSD-Calamian

IATF – Yolanda

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Atty. Rod Pino
Andrea Angeles
Claire Caladiao
Daciano David Palami
Lou Gipuela

Meeting Objective

To be able to seek guidance / technical assistance from the concerned agencies based on LGU identified land issues and concerns to fast track implementation of Yolanda Housing Project within Calamian Islands.

Agenda

Presentation of LGUs updates on the following:

- 1.) CLUP
- 2.) Status of Land Conversion
- 3.) Land Conversion Issues and Concerns

Virtual meeting started at 10:30 AM , the following matters were discussed during the meeting.

Preliminaries

- Meeting was hosted by NHA – MIMAROPA District Office Engr. Jannie Joy Roa prior to discussion of Agenda, explained the norms and objective of the meeting.
- NHA – MIMAROPA Engr. Beryl Jean Ello led the invocation.

YOLANDA PERMANENT HOUSING PROGRAM IN CALAMIAN ISLANDS UPDATES

- Engr. Maximo Cabasal gave an updates on Yolanda Permanent Housing Program in Calamian Islands.

As agreed by the four (4) Local Government Units (LGUs), the National Housing Authority (NHA) will be implementing the YPHP in their respective municipalities under the “design and build scheme” in accordance with the provision of RA 9184 or the “Government Procurement Act”. Document for the procurement of those Yolanda Permanent Housing Projects were submitted to NHA – Regional Office for review and approval last 7 Jan. 2021.

For Coron, the proposal for the procurement of house and lot packages in two separate projects located at Bgy. Decalachao was already awarded to the winning contractor. The projects are Coron Residences and Coron Heights. Contracts for the project were signed and Notice to Proceed was issued and received by the contractor last December 2020.

- Arch. Helario Valones started to call the attention of the LGUs for their presentation.

PRESENTATION OF LGU

LGU – LINAPACAN

MPDO Melchor Briones reported that CLUP formulation of Linapacan is on-going. Most areas are Timberland. SEP Clearance / ECAN Zoning Certification must be provided to be compliant to environmental laws.

LGU – AGUTAYA

Agutaya MPDO, Mr. Raul Caab reported the status of their Comprehensive Land Use Plan (CLUP), they have updated their CLUP and included the 2 hectares property acquired by the LGU for resettlement. This lot is enough to accommodate the revised total number of beneficiaries. The beneficiaries of this projects were mostly from five (5) island barangays, they'll be relocated in one (1) housing site. He then asked if the lot to be used for housing will be acquired by the NHA or by the LGU.

Atty. Rod Pino asked for a clarification on the Status of land Conversion of the proposed housing site if it would affect the implementation of the project since it is not yet converted as Residential. Mr. Caab explained that it will not hamper the implementation because they had include the said area as Residential on their updated CLUP.

Engr. Maximo Cabasal answered that Lot Acquisition is included on the Proposed Procurement of fully developed lots for Agutaya that will be bidded out. The acquired lot can be offered to the winning developer, and the latter will decide the site/s to be used for proposed resettlement. The contractor would negotiate to the LGU for the selling price of the said site.

Ms. Tina of Palawan Council for Sustainable Development (PCSD) stated that the council can help LGUs in updating of ECAN Zone Map. Those areas in Core Zones should be upgraded to controlled use zone to accommodate the housing project. All reclassification concerns must be addressed to DENR. To confirm with the DENR if land conversion might be possible in Municipal level thru SB Resolution once certain area is reclassified based from the updated CLUP.

Mr. Raul Caab asked if they can still adopt the old number of beneficiaries (200). Engr. Maximo Cabasal explained that the allocated fund will not be sufficient for 200 households due to price escalation. Ms. P. Evelia Joson also informed the LGUs that the Management would not allow to use the old design and costing, and suggested that those beneficiaries who will not be a recipient of Yolanda Housing can be accommodated to the NHA's Resettlement Assistance Program (RAP – LGU). The acquired lot can also be utilized in the said program since based on the guidelines, land requirement for RAP is LGU's counterpart.

LGU – BUSUANGA

MPDC Marlo Dagomboy raised their concern regarding the identified lot in Bgy. Concepcion if it would be possible to be used as relocation site even based from DENR the said lot is within Unclassified Public Forest. The baseline in formulating CLUP is also the land classification made by the DENR and ECAN zone map of PCSD so the said area is classified in their CLUP as "protected forest" MPDC Dagomboy also explained that updating CLUP is possible and easy but they had to confirm to the DENR the said concern. The same concern with the other proposed area in Panlaitan. It is an Ancestral Land and both the Barangay – LGU and the NCIP community agreed to the proposal. Ms. Tina of PCSD explained that SEP Clearance for tenurial instrument is needed before applying for ECAN Zoning Certification. Procedures can be access online and for housing FLAG – OLT must also be complied.

Atty. Rod Pino asked who will decide in the number of resettlement areas per municipality. Arch. Helario Valones explained that the NHA would prefer to one relocate site for the total number of beneficiaries per municipality. But this will depend on the availability of land areas which can provide a contiguous lot.

The YPHP is under design and build scheme which will be implemented by the NHA. The identified lot for housing of every municipality might be offered to the developer but the latter will decide what site/s to be used. The NHA to coordinate with the PCSD for the list of requirements needed for the project. Engr. Maximo Cabasal informed that there is no exact amount for the land in the proposal of the NHA and the allocation for lot acquisition will depends on the prevailing market value and under the negotiation between the developer and LGU / landowner. Ms. P. Evelia Joson mentioned that the documentary requirements from LGU will be submitted after the approval of the project proposal. Atty. Pino of IATF said that the DENR commit to assist in the land conversion.

LGU – CULION

Mr. Maxim Raymundo explained that the LGU – Culion is ready for the 2nd phase of YPHP. Their ECAN zone map and CLUP were approved by the concerned agencies. He mentioned the LGU's major concern is the slow progress in project implementation of first 708 housing units. Engr. Cabasal explained that NHA will be implemented the second phase within the approved target date of completion.

Atty. Rod Pino informed the attendees that the IATF can be tapped by the LGU's regarding Yolanda Housing concerns. Ms.P. Evelia Joson said that project proposal must be approved and awarded first before the identification of possible assistance of concerned agencies.

Engr. Jannie Joy Roa recapped the facts and agreements of the meeting. List below are the summary of meeting.

AGUTAYA

- All beneficiaries from 5 island barangays will be transferred to one (1) relocation.
- LGU Agutaya is willing to avail the NHA's Program re: RAP – LGU as additional number of beneficiaries due to the revised costings of the NHA
- LGU is willing to assist the Developer in acquiring the land to be used for Yolanda Permanent Housing Project.

BUSUANGA

- Identified site by the LGU is under Unclassified Public Forest

CULION

- Phase 1 – 708 implemented by the Provincial Government of Palawan with slow progress of work
- Phase 2 – will be undertaken by the NHA thru Design and Build Scheme.
 - No problem/issues with the land identified.

CORON

- With NTP issued to the winning developers for the 2 proposed sites in Bgy. Decalachao.


GENERAL NOTES

- The Developer with the help of NHA will be coordinating with the LGUs for the available sites under their revised CLUP and with the PCSD for the identification of the Core Zone Areas within Calamian Islands.
 - SEP Clearance/ECAN Zoning Clearance is a primary requirement to be compliant with the Environmental Laws.
 - According to the YOLANDA – IATF, DENR signifies commitment to help the LGUs/NHA in this endeavor.
 - Proposals for the 4 LGUs (Culion, Agutaya, Busuanga, Linapacan) for approval of the NHA Management.
 - IATF Yolanda can be tapped by the LGUs regarding Yolanda Housing concerns.
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- Meeting ended at 12:17 PM.

Prepared by:


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Noted by:


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