

CURRICULUM VITAE OF DAMASO C. VERTIDO

NAME : **VERTIDO, Damaso C.**

DATE OF BIRTH : 22 January 1952

NATIONALITY : Filipino

EDUCATION :

- Masters in Business Administration (4 terms), Ateneo de Manila University School of Business, 1981-82
- Bachelor of Arts, University of the Philippines, 1975

TRAINING :

- Attended various short courses in community development and extension; technology of participation; social housing project development, management and finance for poor urban communities; human resource development and training; social marketing.
- Conducted *Comprehensive Local Shelter Planning* with 5 selected LGUs nationwide as pilot sites for the Development of Poor Urban Communities of the Philippines (DPUCP) in 1999, funded by the ADB.
- Conducted orientation and various training (since 1991) on *Community Mortgage Program, In-sito and Off-site Resettlement* with LGUs and NGOs as a *voluntary relocation strategy* for poor communities affected by government infrastructure projects, i.e. those living in foreshores and riverbanks, and those under threat of demolition ordered by courts and LGUs.
- Conducted the "*Participatory Social Mapping for Social Assessments*" that aimed to provide an added tool for development workers in undertaking social assessments. This instrument was used in the Mindanao Social Assessment Project funded by the WB. Participants were community workers in war affected Bangsamoro communities in Matalam, Kabacan and (upper valley) President Roxas in North Cotabato. And in Kidapawan City, North Cotabato, and Cotabato City, Upi, Parang, Midsayap and Kapatagan, 2001- 2004.
- Conducted the "*Participatory Social Mapping for Poverty Impact Assessments*" that aimed to provide an added tool for development workers in undertaking poverty impact assessments. This instrument was used in the Urban Convergence Project funded by Misereor. Participants were executive directors of NGOs involved in social housing in Davao City. *Davao City. July, 2002.*
- Conducted the "*Affordability and Willingness to Pay*" that aimed to prepare service providers in social housing in determining monthly amortization capability to pay of poor households for voluntary relocation projects in Mindanao through the Community Mortgage Program. Participants were executive directors of NGOs involved in social housing in Davao City. *Davao City. October 22-23, 2002.*
- Conducted the "*Affordability and Willingness to Pay*" that aimed to prepare service providers in social housing in determining monthly amortization capability to pay of poor households for voluntary relocation projects in Mindanao through the Community Mortgage Program. Participants were LGU personnel involved in social housing in the ARMM. *Zamboanga City. November 19-20, 2002.*
- Conducted training on *Relocation / Resettlement / Social Housing* in the preparation of feasibility studies for the resettlement of dislocated households affected by the highway expansion in the municipality of San Francisco (Agusan del Sur), involving 1,200 households. *San Francisco. June 14 and 15, 2002.*
- Conducted training on *Relocation / Resettlement / Social Housing* in the preparation of feasibility studies for the resettlement of dislocated households affected by the CARBDP – Butuan River Flood Control dykes involving 6,000 households in Butuan City. *Butuan City. September, 2002.*

- Conducted training on *Comprehensive Shelter Planning* as capability building in shelter needs assessment and planning for 5 LGUs in the Caraga Region, and another 5 LGUs in the ARMM (series every month for 8 months in 2001 and 2002, respectively), focusing on local government response to the housing backlog, funded by the Philippines-Canada Local Government Support Program.

LANGUAGE & DEGREE OF PROFICIENCY : English - Excellent
Filipino - Excellent
Other Dialects:
Cebuano - Excellent
Ilocano - Excellent
Hiligaynon - Satisfactory

MEMBERSHIP IN CSO & PROFESSIONAL SOCIETIES : • National Chairman 1996-1998, *National Congress of Community Mortgage Program Originators and Social Housing Developers in Low Income Housing*
• Convener and Co-founder, 1994, *Kahugpungan sa Mindanao*, a confederation of 16 NGOs in social housing and urban development in key cities in Mindanao
• Convener and Co-founder, 1992, Hugpong Dabaw (a federation of 6 NGOs in social housing in Davao City)
• Convener and Co-founder, 1998, *Dayong Mindanao* (a federation of NGOs that provides enabling mechanisms for the establishment of model rural communities demonstrating people-led processes in determining their own peace and development)

COUNTRIES OF WORK EXPERIENCE : Philippines, Nepal, Indonesia, Germany, The Netherlands

WORK RECORD :

COMPANY/ ORGANIZATION : **Mindanao Land Foundation Inc. (MinLand); (aka Mindanao Land Acquisition Housing and Development Foundation Inc.; MLF)**

POSITIONS HELD AND DESCRIPTION OF DUTIES : ***Technical and Management Consultant – 2006- current period***
President and Executive Director – 1989 – 2005

- Executes overall management of the organization;
- Exercises strategic management functions in three-year cycles (within the past decade);
- Presents strategic plans to the Board of Trustees and the General Assembly for review and approval;
- Provides overall guidance in the implementation of MinLand's present core programs namely the Urban Poor Development Program (UPDP), Settlements Enhancement Program (SEP), Post-conflict Community Development (PCCD), Gender Focused Integrated Urban Development Program (GFIUDP);
- Directs preparation and administration of baseline and community-based assessments and studies as grounds for the formulation of programs and projects to secure the land tenure, shelter needs and access to urban basic social services by and for 37 poor communities;
- Leads the development and preparation of project proposals in securing institutional fund support for MinLand;
- Leads the development and preparation of grant proposals as project fund support of urban and rural poor communities being supported by MinLand's various programs;
- Directs the development and installation of indicator-focused community development programs and projects;
- Directs the preparation of community studies, training of staff, and implementation of micro-enterprise support program;
- Prepares and directs the development and implementation of community collection

- systems for amortizations and other directed expenses;
- Prepares and directs the development and implementation of community systems to address the problems of recalcitrants, default and substitution of members, re-blocking and re-alignment of houses and lots;
 - Supervises the development of field manuals and references for community development operations;
 - Designs management systems for implementation of off-site shelter projects including cash flow management, engineering and construction, loan documentation for end users' financing;
 - Represents the organization and NGO networks in various fora to improve housing delivery and finance, decentralization and localization;
 - Facilitates technical preparations for local and congressional legislation;
 - Initiates and directly participates in providing technical assistance to Davao City and Butuan City for the formulation of their comprehensive City Shelter Plans (CSP).

DETAILED TASKS ASSIGNED

Project Name	Mindanao Trust Fund – Reconstruction and Development Program and the Reconstruction and Development Project for the Internally Displaced in Mindanao Urban Areas (WB Managed Program)
Location	Conflict affected areas in 150 Municipalities and selected urban areas in Mindanao
Year	May 2008 – up to the present
Time Spent	125 person days
Position Held	Team Leader

Exact Duties Rendered:

- Leads the technical assistance support and management of project implementation and coordination;
- Leads the technical support in linking the organization and the project to other related initiatives;
- Leads the technical support in the determination of project directions;
- Leads in preparing and submitting project reports;
- Approves hiring of project consultants;
- Leads the overall project decision-making.

The "Reconstruction and Development Project for the Internally Displaced in Mindanao Urban Areas" or UIDP Project for short, is a project of The World Bank contracted to the Mindanao Land Foundation on April 2008 until October 2010. The project is supported by the Mindanao Trust Fund for Reconstruction and Development Program (MTF-RDP), which is directly administered by the World Bank. It aims to strengthen the capacity of urban communities and local partners in Mindanao to enable them to participate in economic and social recovery through the implementation of subproject activities for communities, Local Government Units, and Internally Displaced Persons (IDPs) in conflict affected areas. Specifically, this project focuses on providing assistance in urban areas that are hosting persons and families displaced by the Mindanao conflict.

During the UIDP Project implementation, and after October 2010, the larger program which is the Mindanao Trust Fund, Mindanao Land was contracted by the WB as trust fund recipient which implemented the program through partnership with the Bangsamoro Development Agency to the 150 municipalities affected by war in Mindanao.

Project Name	: A Study on the Contribution of STARCM to Peace Building Efforts in Central Mindanao (An EU Program)
Location	: Tumbras ARC, Midsayap & BaBiBa ARC, Tulan, Cotabato
Year	: July 25 – October 15, 2007
Time Spent	: 2 person months
Position Held	: Team Leader/External Evaluation Consultant

STARCM was a special project of the Government of the Philippines (GOP) with fund support from

the European Union (EU) and implemented by the Department of Agrarian Reform. The project commenced on May 11, 2001 and ended May 2008. It was an integrated rural development project aiming to contribute to the alleviation of rural poverty and economic disparities in Central Mindanao. The STARCM project was one of the many projects pursued by the GOP in support to the peace agreement signed with the Moro National Liberation Front (MNLF) in 1996 and in general, to affirm its commitment to peace and development in Southern Philippines. In its formulation however, there was no specific articulation that STARCM will contribute to the peace building efforts in Central Mindanao as seen in its Project Log Frame.

The study was undertaken principally to find any evidence of impact or influence of the STARCM project towards peace building efforts in Mindanao.

Project Name : Conduct of Trainer's Training on Thematic Mapping, Community Action Planning and Community Profiling.
Location : Marawi City.
Year : March 5-8, 2007
Time Spent : 4 person-days
Position Held : Lead Resource Person / External Consultant

MinLand was contracted to equip 12 staff / team members of Almujaadillah Development Foundation and leaders of their partner communities with operational knowledge and skills needed to undertake Social/Thematic Mapping in aid of community organizing and community development. Social/Thematic Mapping and Community Action Planning overview and the basic methodology of using the tools.

Project Name : ***Consulting Services: Conduct of Survey for the Baseline Study for the GOP-UNDP Programme "Rehabilitating Internally Displaced Persons (IDPs) and Communities in Southern Philippines" (UN Funded)***
Location : Cotabato Province; Municipalities of Pikit, Alamada, Aleosan, Midsayap, Pigcawayan, Matalam, Kabacan, Carmen and Tulanun.
Year : November – December 2004
Time Spent : 1 person month
Position Held : Executive Director (of MinLand)

Exact Duties Rendered

- Provided inputs in shaping a team level project concept and approach;
- Provided overall direction in project implementation.

The "Rehabilitating Internally Displaced Persons (IDPs) and Communities in Southern Philippines" was a project to address the rehabilitation and resettlement requirement of IDP families in Southern Philippines. It complemented the efforts of the GOP-UN Multi-donor Programme Phase 3 (MDP3) and other ongoing government programs to ensure the provision of a comprehensive rehabilitation package for IDPs.

The consulting services provided by MinLand were to conduct the baseline survey in conflict affected areas in Cotabato Province.

Project Name : ***Scaling Up of the Shelter Delivery by the Non Government Organizations in the Philippines (Funded by SELAVIP)***
Location : Davao City, Davao del Norte, South Cotabato, Surigao del Sur.
Year : January – December 2004
Time Spent : 2 person months
Position Held : Executive Director (of MinLand)

Exact Duties Rendered

- Provided inputs in shaping a team level project concept and approach;
- Provided overall direction in project implementation.

MinLand was a sub-grantee of the nationwide project administered by the Foundation for the

Development of the Urban Poor (FDUP), the main grantee of the Argentine-based SELAVIP. The grant allowed 3 technical staff to assist in the loan documentation of the urban poor communities applying for financing under the government's Community Mortgage Program.

As a scaled down version of the previous UPDP program, this program is focused principally on land tenure security. Through this program, MinLand was able to continue providing institutional support and technical assistance to the urban poor communities previously under the UPDP coverage.

Project Name : **Building Social Cohesion In Post Conflict Communities In Mindanao (Funded by Novib)**

Location : 16 barangays in the municipalities of Pres. Roxas, Matalam, Kabacan, Magpet, Tulunan, Mlang & Makilala, all in Cotabato.

Year : January 2004 – December 2006

Time Spent : 6 person months

Position Held : Executive Director (of MinLand); later as External Consultant

Exact Duties Rendered

Provided inputs in shaping a team level project concept and approach;

Provided overall direction in project implementation.

The project primarily aimed to promote pro-social behavior among tri-people communities in selected barangays and municipalities in Central Mindanao. It included the strengthening of relations, interactions and ties within a community as well as between and among communities. It gradually built up social cohesion towards developing shared values, challenges, aspirations and more access to opportunities among the people in engaged communities.

The processes involved are those that are highly participatory and those that allow people to identify and find solutions to their problems primarily by themselves through a transparent and inclusive community action-planning and through a practical learning mode where people directly coach other communities in replicating their successes.

The project generally aimed to build from the seeds of social cohesion in selected communities where persons displaced by conflict or Internally Displaced Persons (IDP) are present and selected communities of dominantly populated with Indigenous Peoples (IP) with very low human development indicators.

The project also aimed to build social cohesion in communities that were partners of the network of LRCs formed in prior PCCD-1 & PCCD-2 as well as new partners in the LRC network identified in the course of PCCD-3's implementation which would also greatly benefit from external assistance through a "people to people" exchange of learning and experiences. The Community Action Planning (CAP) and Thematic Mapping processes were also be introduced to these communities.

PCCD3 also built on the continuing success of PCCD 1 & 2 by continuing the work towards facilitating the communities' maturation towards a development mode where people-led action planning is in motion to address the different priority concerns of the community.

Project Name : **Building Learning Communities (Funded by AusAid)**

Location : Island Garden City of Samal

Year : January – December 2004

Time Spent : 2 person months

Position Held : Executive Director (of MinLand); later as External Consultant

Exact Duties Rendered

Provided inputs in shaping a team level project concept and approach;

Provided overall direction in project implementation.

The project was an innovative exercise in voluntary relocation of an informal settler community. One of the winners during the 1st World Bank sponsored Philippine Development Innovation Marketplace; this project was essentially a community-driven, multi-sectoral partnership with the community association, the Villarica Garcia Homeowners Association, Inc. (VGHOAI).

The project allowed the VGHOAI to take the lead in organizing other informal settler communities with similar conditions by sharing their experiences and processes in undergoing voluntary

relocation. The local government through the Housing Board ensured the institutionalization of the process through policies, programs & local housing delivery mechanisms.

After the one-year project period, VGHOAI and six other communities were promoted as learning destinations for people and local government to learn from. Modules & tools used in documented case studies and other project outcomes were developed as support materials to facilitate the learning process.

MinLand's assistance has been primarily in the area of organization building and strengthening. MinLand wrote the proposal entry, but it was the partner community association who provided the concept for the project. MinLand's development strategy was to train these communities to enhance their capacity for cooperation, advocacy and coordination with other local stakeholders.

Project Name : **Consulting Services for the World Bank to Develop the TORs for a) Urban Poor Shelter Programs Study b) Cities Alliance Proposal (WB Funded)**
Location : WBOM; Mandaluyong, Metro Manila; Naga City, Camarines Sur; Calapan, Oriental Mindoro; Mandaue City, Cebu; Calbayog, Samar
Year : October 29, 2003 – February 15, 2004
Time Spent : 3.5 months
Position Held : Community Shelter, Infra & Participation Specialist (Staff Consultant)

Exact Duties Rendered

- Assessed the current urban poor shelter programs of the government;
- Developed the participation processes of stakeholders;
- Developed the Terms of Reference (TOR) of a) the Urban Poor Shelter Program Study and, b) the Local Capability Building submitted to Japan Social Development Fund (JSDF), Cities Alliance and the World Bank;
- Evaluated the Urban Shelter and Community Infrastructure Project (USCIP) Proposal.

Project Name : **People-Centered Poverty Reduction Assistance to Selected Communities in Mindanao (Funded by LGSP-Canada)**
Location : Davao City, Island Garden City of Samal, Selected Municipalities in the Caraga Region and in Central Mindanao
Year : 2003-2005
Time Spent : 36 months project life (6 person-months actual work exposure)
Position Held : Executive Director (of MinLand)

Exact duties rendered:

- Provided inputs in shaping a team level project concept and approach;
- Provided overall direction in project implementation.

The program was anchored in organizing communities in danger areas facing threats of eviction and demolition either by force or by natural circumstances. These communities were capacitated in order to deal with other stakeholders and enable their issues, needs and problems presented and eventually given the solution with the direct participation of various stakeholders from the community and the government. This has been the case of MinLand's presence in Davao City and the adjoining growth centers within the region.

The program also dealt with providing opportunities for internal and external resource generation for projects identified by the community in their action plans and in a more demand-driven manner.

The program identified opportunities in Central Mindanao and the Caraga Region (both areas were considered to be among the poorest in the Philippines), where MinLand then recently had been facilitating various stakeholders in undertaking post conflict rehabilitation, development planning, local shelter planning and project level launching with poor communities and local governments. In these exercises, the LGUs expressed satisfaction on the role of MinLand in facilitating anti-poverty and community-centered processes among local stakeholders in the delivery of basic services including shelter.

Project Name : **Sustaining Post Conflict Community Development in Central**

Mindanao by Strengthening the Process of Social Cohesion (Funded by Novib)

Location : In the municipalities of Pres. Roxas, Matalam, Kabacan, Magpet, Tulunan, Mlang & Makilala, all in North Cotabato.
Year : 2002-2003
Time Spent : 12 months project life (2 person-months actual work exposure)
Position Held : Executive Director (of MinLand)

Exact duties rendered:

- Provided inputs in shaping a team level project concept and approach;
- Provided overall direction in project implementation.

This project aimed to assist victims of poverty and armed conflict in Central Mindanao by sustaining post conflict community development by means of strengthening the process of social cohesion. The project directly assisted communities where persons displaced by the conflict or Internally Displaced Persons (IDP) as well as communities where Indigenous Peoples with very low human development indicators, were present. The project also worked with communities which were not receiving direct technical assistance from MinLand showed capacity to overcome socio-economic adversity by linking them up as learning resources for development through a people to people exchange of ideas, information, practices and experiences through inter-community conferences and cross visits.

Project Name : **Study on Human Development for Peace and Prosperity in the Autonomous Region in Muslim Mindanao (WB Funded)**
Location : ARMM. The provinces of Lanao del Sur, Maguindanao, Basilan, Sulu & Tawi-tawi and Marawi City.
Year : January – March 2003
Time Spent : 14 person-days
Position Held : Social Protection Specialist (Staff Consultant to the WB)

Exact duties rendered:

- Collection & analysis of info obtained from stakeholder consultations and other sources from the field to develop an understanding of social protection issues that affected the delivery of public services in education, health and social protection in the ARMM.
- Close collaboration with other members of Study Team to come up with an integrated report for submission to the World Bank and government officials.

This study was a comprehensive review of Human Development in ARMM and was intended to be a key part of WB's program to support the Government's efforts to renew Muslim Mindanao as laid out in WB's Country Assistance Strategy for 2003-2005.

Among the objectives were: 1) To document the state of human resource development in the region, including indicators of health and education outcomes, the existence and nature of social safety nets, and gender equality, 2) To identify factors leading to poor human development outcomes, including economic, social, political and cultural factors, and examine the extent to which public and private sector services are affecting these outcomes, and 3) To formulate an HD strategy for renewing and accelerating human development in ARMM over the next ten years, in what sequence the strategy should unfold, at what pace and with what resources, as well as who will be the key actors in carrying out this strategy.

Project Name : **Developing Plans, Systems and Mechanisms for Socialized Housing (Funded by LGSP-Canada)**
Location : ARMM; Specifically Maguindanao, Lanao del Sur, Sulu, Tawi-Tawi
Year : 2002-2003
Time Spent : 6 months project life (1 person-month actual work exposure)
Position Held : Consultant / Local Resource Partner of LGSP-ARMM

Exact Duties Rendered:

- Deliberately adopted a capacity building and institutional approach for the LGUs and their partners

- to enable them to acquire knowledge, skills and attitudes necessary for cooperative and socialized housing, shelter planning and management;
- Ensured the integration of crosscutting themes of gender and development, peace and unity, environment and poverty reduction issues and concerns by employing strategies for mainstreaming, when appropriate into project plan and activities;
 - Assisted in facilitating linkages with other partners;
 - Monitored the management of cooperative housing system;
 - Interfaced and coordinated closely with Provincial/City DILG, HUDCC, NHA & other NGAs.

Project Name : **Community Social Cohesion – Improving Farm Incomes Project. Phase I: Establishment of Demonstration Farms. (Funded by the Peace and Equity Foundation)**

Location : Matalam, Kabacan & Pres. Roxas, all of Cotabato Province
Year : 2002-2003
Time Spent : 6 months project life, (1 person-month actual work exposure)
Position Held : Executive Director (of MLF)

Exact Duties Rendered:

- Provided inputs in shaping a team level project concept and approach;
- Provided overall direction in project implementation;
- Developed financial systems or delivery mechanisms that may be adopted by the communities in the management of small funds for social cohesion.

Project Name : **Gender Focused Integrated Urban Development Program (Funded by Cordaid)**

Location : Davao City (Mindanao)
Year : 2002-2003
Time Spent : 18 months project life (2 person-months actual work exposure)
Position Held : Executive Director (of MLF)

Exact Duties Rendered:

- Provided inputs in shaping a team level project concept and approach; This project aims to establish burden freeing mechanisms for urban poor women among selected poor communities in Davao City;
- Provided overall direction in project implementation.

Project Name : **Laying the Groundwork to Sustain Post-Conflict Community Dev't in Central Mindanao (Funded by NOVIB)**

Location : Matalam, Kabacan & Pres. Roxas, Cotabato Province
Year : 2002
Time Spent : 6 months project life, (1 person-month actual work exposure)
Position Held : Executive Director (of MinLand)

Exact Duties Rendered:

- Provided inputs in shaping a team level project concept and approach; This project aims to assist victims of poverty and armed conflict in Central Mindanao by laying the groundwork to sustain community development in a post conflict setting;
- Provided overall direction in project implementation.

Project Name : **Mindanao Social Assessment (MSA) – A People-Centered Needs Assessment and Community-Driven Institutional Analysis in Conflict-Affected Areas (Funded by The World Bank)**

Location : In five selected clusters located within the three municipalities (Kabacan, Matalam, Pres. Roxas) of Cotabato
Year : 2001-2002
Time Spent : 11.5 months project life (2 person-months actual work exposure)

Position Held : MSA Sub-Team Leader

Exact Duties Rendered:

- The MSA was a post conflict technical assistance project awarded to three consulting firms that included MinLand. It was primarily a non-traditional research project where community development and organizing was integrated in the project's terms of reference in addition to the conduct of conventional research methods (Household Survey, Focus Group Discussion & Key Informant Interview).
- The data gathered and findings arising from the project were immediately fed back to the communities where the MSA was conducted as input to the Community Action Planning (CAP) exercises.

Specific Tasks of the Sub Team Leader include the following:

- Acted as coordinator between the sub-team (MinLand Component) and the team;
- Provided inputs in shaping a team level project concept and approach;
- Assisted the team leader in the preparation of the consolidated reports;
- Assisted the team leader in promoting the project in various Minda-wide forums;
- Developed project concepts and approaches.

Project Name : **Mobilizing Key Stakeholders in Implementing Pilot Socialized Housing Projects (Funded by LGSP-Canada)**

Location : Caraga Region in Mindanao (Butuan, Bislig, San Francisco, Tandag, Surigao City, and Magallanes)

Year : 2001-2002

Time Spent : 11 months project life (2 person-months actual work exposure)

Position Held : Social Housing Consultant and Team Leader

Exact Duties Rendered:

- Developed the project approach and methodology compliant to project's TOR. The entire project is essentially one big capacity-building (CB) exercise with the participation of key local stakeholders. The project was undertaken in order to confront mounting problems regarding shelter needs in urban (or rapidly urbanizing) areas by conducting an in-depth investigation and analysis of the factors leading to the said problems and come up with proposed solutions which can be immediately implemented within the year;
- Directed the overall implementation of all activities of the project;
- Consolidated reports (inception, interim, draft and final reports);
- Formulated policy and program intervention recommendations based on the HHS, FGD, KII and IER results;
- Helped facilitate the conduct of the meetings of the PMT;
- Provided inputs and acts as resource person in project activities on related social housing experiences and projects, housing finance and housing project development for the poor communities.

Project Name : **Development of Poor Urban Communities Project (DPUCP) [Funded by ADB]**

Location : 5 selected LGU's & eight communities: Angeles City, Naga, Bacolod, Talisay and Cagayan de Oro-Northern Mindanao

Year : 2000

Time Spent : 8 person-months

Position Held : Consultant: Sociologist, Poverty & Community Development Expert

Exact Duties Rendered:

- Provided consulting services as a sociologist, poverty & community development expert for the project.

The project, which was a technical assistance to the GRP, prepared an integrated project design to improve access of urban poor communities to land tenure, affordable shelter and the provision of basic community infrastructure and social services. The project had four components:

- Decentralised financing facility through the LGUs and DBP through local financial intermediaries for housing finance;
- House improvement financing facility for LGUs to do community infra projects, institutional reform;
- Capacity building for LGUs and NGOs;
- Empowerment program for urban communities.

Project Name : **Housing Enhancement through Lease Purchase for the Urban Poor (Funded by Misereor)**

Location : Davao City and surrounding urbanizing areas

Year : 1999

Time Spent : 2 person-months

Position Held : Executive Director (of MLF)

Exact Duties Rendered:

- Conceptualized the localization of housing delivery and finance with minimum participation by the national government;
- Identified and reviewed the gaps in the accessibility of existing government financing funds for the lowest 30% of the population;
- Assisted in the formulation of a proposal for a pilot project that reduced the gaps by creating a loan and guaranty facility lodged with a local bank;
- Assisted in the development of policies, systems and procedures for the operationalization of the pilot project.

Project Name : **Mobilizing Institutional Stakeholders in the Formulation of a Comprehensive City Shelter Plan and Pilot Housing Project in Butuan City (Funded by LGSP-Canada)**

Location : Butuan City

Year : 1998 – 1999

Time Spent : 8 months

Position Held : Team Leader of 3 consultants for Shelter Planning and Socialized Housing

Exact Duties Rendered:

- Prepared the proj. design based on improvements from a prior project in Davao City;
- Employed participatory workshops represented by similar but institutional stakeholders;
- Focused the formulation of strategies on the backlog and financial sustainability using revolving funds;
- Prepared a sub-study of the existing housing organizations and proposed options for the creation of a housing board or local corporation;
- Co-authored the shelter plans of 5 LGUs. The project was funded by CIDA through the Philippines-Canada Local Government Support Program (PC-LGSP)

Project Name : **Formulation of the City Shelter Plan of Davao (Funded by the City)**

Location : Davao City

Year : 1997 – 1998

Time Spent : 8 months

Position Held : Consultant on Shelter Planning and Socialized Housing

Exact Duties Rendered:

- Participated in the formulation of the project design and methodology for consultations;
- Utilized focus group-discussions by area of concern namely, inventory of backlog housing beneficiaries matched with proposed project sites, review of regulatory functions, review of land use classification for residential sites, review of infrastructure development vis-à-vis housing sites, review of existing housing delivery and finance programs;
- Co-authored the comprehensive city shelter plan. The project was funded by the Davao City Government.

Project Name : **Shelter Enhancement Program for Victims of Dislocation (Funded by Misereor)**
Location : Davao City and Island Garden City of Samal
Year : 1995-2002
Time Spent : 7 years
Position Held : Executive Director (of MLF)

Exact Duties Rendered:

- Supervised the conduct of baseline study as basis for the formulation of project methodology on resettlement of informal settlers to accommodate the expansion of the wharf by the Philippine Ports Authority in Davao City;
- Co-authored and edited the project proposal for funding by Misereor focusing on community organizing and re-settlement of 300 households.
- The program was conceived on the direction of promoting the interest of the urban poor in their housing rights by participating in the areas of legislation of housing laws & policies and development of projects directly affecting them. The following are the expected outputs of the program:
 1. Improved local legislation, policies and programs resulting from networking and advocacy with other stakeholders;
 2. Networking with local government units and other resource providers in enhancing resettlement projects;
 3. Documentation of experiences in the three relocation models (government initiated, initiated by private landowners, and initiated by the community itself) to be used as basis for sustaining good practices in relocation;
 4. Provision of alternative construction technologies that enhance self-help, incremental and aided construction of housing units in the relocation sites; and,
 5. Organization building and strengthening of people's organizations and support systems to improve participation in responding to the issues, problems, processes and tasks necessary in their quest of protecting their housing rights and responsibilities to become a strong community.

Project Name : **Land Acquisition & Housing Program for Urban Poor Communities (Funded by Misereor)**
Location : Davao City
Year : 1995
Time Spent : 1 person-month
Position Held : Executive Director (of MLF)

Exact Duties Rendered:

- Prepared the project proposal for funding by Misereor that focused on filling in the gaps of government financing for social housing by providing a revolving fund used as bridge financing facility for equity purposes to access larger funds in developing off-site projects;
- Developed policy framework for the use of the revolving fund made available to NGO social housing developers within the region;
- Developed the policy systems and procedures for fund availment.

Project Name : **Urban Poor Development Program (Funded by Novib)**
Location : 24 Urban Poor Communities in Davao City
Year : 1992 - 2002
Time Spent : 10 years & 6 months
Position Held : Executive Director (of MinLand)

Exact Duties Rendered:

Provided the overall guidance in project implementation.
The Urban Poor Development Program has a 5-track program integrated in community organizing

efforts:

- 1st Track **Land Security** through the Community Mortgage Program or Direct Purchase schemes.
- 2nd Track **Enterprise Development** Program by developing and implementing a micro enterprise program for the organized urban poor communities that are being assisted at the same time for land security. This project complements the latter in creating jobs and augmenting income sources among families.
- 3rd Track **Social Services**, principally through day care for mothers and child minding centers initiated by the communities then endorsed for take over by the LGU or the DSWD.
- 4th Track **Community Infrastructure** like power lines, water lines, drainage, roads, footpaths, multipurpose centers, parks and playgrounds, etc.
- 5th Track **Advocacy** – since the 4 other tracks are organized into community-level action committees, the chairpersons of the action committees and the president of the community association as the advocacy chair, plan and implement for resource mobilization within the community and from external resources largely from the local government unit and rarely from private sector.

This program is now established in the urban poor communities being serviced by MLF, although the principal focus is the Land Security Program.

Project Name : **Community Mortgage Program**
Location : Davao City; Panabo and Tagum, Davao del Norte; Mangagoy, Surigao del Sur and Surigao City
Year : 1989 - Present
Time Spent : 19 years
Position Held : Executive Director (of MLF); later as Consultant

Exact Duties Rendered:

- Supervised the design and implementation of the Community Mortgage Program (CMP) in 37 projects of urban poor communities; CMP is a government program designed to address land tenure problems of slum and blighted communities;
- 12 taken-out projects (titles transferred to communities with an average of 92% repayment rate);
- 25 projects in urban poor community tenure security and urban services in various stages prior to take-out, all on-site except for 2 projects;
- Total of almost 5,000 households in 37 projects.

- End -