

ANNEX 13

Eligibility and Selection Criteria for Beneficiaries, NGOs and Private Sector Participants

Selection Criteria for Beneficiaries

Selection criteria for home buyers¹, formulated using a consultative process involving the target beneficiaries, the City of Taguig, concerned NGOs and socialised housing private developers, will be the basis for prioritising beneficiaries for the socialised housing projects. ISFs residing in danger zones affected by typhoons Ondoy and Pepeng, and those residing in other high-risk areas identified as flood-prone and/or earthquake-prone will be prioritised. The selection process may also prioritise informal settlers with no secure tenure but have the capacity to pay the monthly amortisation for the housing units. The selection criteria will be reviewed and approved by the City of Taguig and AusAID. The proposed selection criteria are summarised in **Table 1**.

Table 1. Home Buyers' Selection Criteria

Home Buyer's Selection Criteria	Required Document/s
1 Must be a Filipino citizen, of legal age, a household head, and a registered voter of the City of Taguig.	<ul style="list-style-type: none"> • Voter's Registration ID
2 Informal settlers ² residing in barangays identified by the LGU as high risk areas ³ (i.e., flood prone and/or liquefaction prone areas).	<ul style="list-style-type: none"> • Barangay Clearance
3 Combined household income should be sufficient to cover the required monthly amortization and utilities of the housing unit.	<ul style="list-style-type: none"> • Census survey
4 Must have stayed in the site during typhoon Ondoy and/or on or before the cut off year in January 2011 (cut off date to be decided by the LGU).	<ul style="list-style-type: none"> • Census survey • Proof of residence (letters, billing statements, etc.) • Certificate from LGU
5 Must not be a current or previous grantee of a plot or dwelling unit from any government housing project.	<ul style="list-style-type: none"> • Certificate from City Assessor's Office • DSWD Social Case Report
6 Must not own any real property within Taguig City.	<ul style="list-style-type: none"> • Certificate from City Assessor's Office • DSWD Social Case Report
7 Poor and vulnerable households with average or combined family income that fall below the poverty threshold ⁴ will be prioritized.	<ul style="list-style-type: none"> • DSWD Social Case Report
8 Willing to go participate in home buyers' orientation program ⁵ and other activities project activities relative to housing construction, maintenance of housing unit and common facilities, and homeowners' responsibility formation programs	<ul style="list-style-type: none"> • Signed memorandum of understanding/covenant between LGU and housing applicant

¹ Home buyer is the term used by low-cost and socialised housing developers to enhance confidence level of clients to assume greater responsibilities of fulfilling payment obligations for a new home they are procuring. The use of the term is preferred to reduce the usual dole out mindset associated with government projects.

² Informal settlers are individuals or families residing in the City whose housing or livelihood-related structures, are located within urban or urbanisable areas without security of tenure.

³ Flood prone and liquefaction prone areas include: Sta. Ana, Calzada, Palongon Tipas, Ligid Tipas, Bambang, Hagonoy, Ibayo Tipas, Wawa, Lower Bicutan, Tuktukan, Napindan, Ususan, and a portion of Bagumbayan near the lakeshore.

⁴ Annual per capita poverty threshold, or the minimum income/expenditure required for a family to meet basic food and non-food basic requirements, reached **PhP 20,582** based on 2006 National Statistical Coordination Board for urban areas of National Capital Region.

⁵ Home buyers' orientation programs shall include filing and submission of authentic documents for housing application, orientation on policies and procedures for fund members, and briefing on requirements for non-fund members.

Eligibility and Selection Criteria for NGOs

An NGO or consortium of NGOs will be eligible to participate if it has demonstrated capability and a credible track record in the following areas: (i) community organising for urban housing purposes, (ii) conduct of low-income housing project feasibility studies, (iii) conflict resolution and management, (iv) participatory project planning and implementation of socialised housing, and (v) project monitoring and evaluation. For an NGO or NGO consortium that meets the eligibility criteria, the following selection criteria will be applied:

- It has a legitimate legal status and is registered under the relevant registration act or its equivalent;
- It has a minimum of three-years continuous operational experience in socialised housing in Metro Manila, preferably in Taguig;
- It must have sufficient staffing, facilities and equipment, and sound management systems to enter into an agreement with Taguig City; and
- Its staff proposed must be technically qualified and certified as available for the subproject, including cost recovery and estate management, and livelihood and microfinance as needed; and.
- It must conform to all other pertinent requirements of the IRR of the Government Procurement Reform Act.

Eligibility and Selection Criteria for Private Sector Partners

A private sector enterprise will be eligible to participate if it has demonstrated capability and a credible track record in the development and implementation of socialised housing, including cost recovery, estate management, cross-subsidies through commercial development, and livelihood support. Other qualifications will be determined by the requirements of applicable laws and regulations such as the BOT Law and RA 9184 or the Government Procurement Reform Act. Only entities with the suitable legal, technical and financial qualifications will be selected to participate in Component 4. The legal criteria will include having the necessary licenses and permits to carry out the required civil works or development tasks. Technical qualifications will be measured by the firm's track record in completing similar projects. Its financial capability will be assessed based on the firm's net worth or net financial contracting capacity. Use of innovative construction technology which reduces the costs of housing units will also be considered in the selection of a qualified private sector proponent. For a private developer that meets the eligibility criteria, the following selection criteria will be applied:

- It has a legitimate legal status and is registered under the relevant registration act or its equivalent;
- It has a minimum of three-years continuous operational experience in socialised housing in Metro Manila, preferably in Taguig;
- It must have sufficient financing, staffing, facilities and equipment, and sound management systems to enter into an agreement with Taguig City and no adverse credit findings; and
- It has the technical and administrative capacity to undertake planning and implementation of the subproject in a manner that is sustainable and replicable.