

D. SOCIAL SECTOR

A major task of the government is to improve the level of human development within the community. Analysis of the Social Sector can, among others, pave the way for the local government to achieve this intention, with the support and assistance of the community and other stakeholders. The pursuit of desirable outcomes is set within the context of determining and understanding the underlying causes and effects of existing conditions. This will generate proposals or interventions that will support and influence the desired level of delivery of services to the community. Individuals enjoy some level of well-being as influenced by the state of health and education, leisure or recreation, safety and comfort. While there are other dimensions of well-being, it is important to recognize the effects or benefits of interventions on the overall development of individuals.

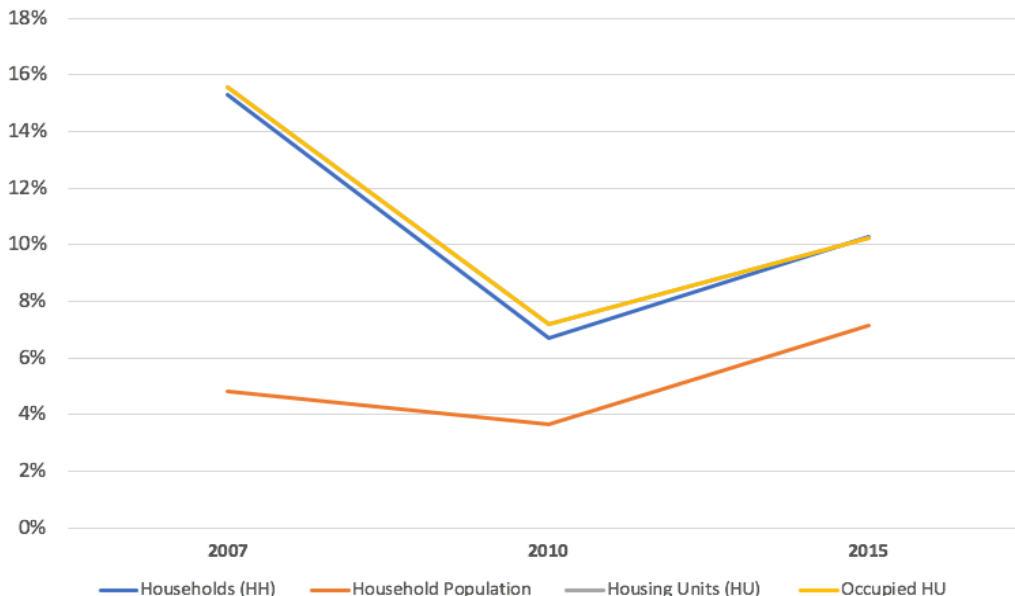
The Social Sector Study has several component sub-sectors namely: Housing, Health, Education, Protective Services, Sports and Recreation and Social Welfare.

D1. HOUSING

Housing refers to the construction and assigned usage of houses or buildings collectively, for the purpose of sheltering people- the planning or provision delivered by an authority, with related meanings. The social issue is of ensuring that members of society have a home in which to live, whether this is a house, or some kind of dwelling, lodging, or shelter. Shelter planning has primarily been the responsibility of national government agencies until the passage of the Local Government Code of 1991 (RA 7160) and the Urban Development and Housing Act of 1992 (RA 7279). These two laws mandate local government units to implement programs and projects in low cost housing and other mass dwelling especially for the underprivileged and homeless.

In this sub-sector presented the housing situation for the last three (3) censal years, housing backlog, informal settlement areas, inventory of residential subdivisions and condominium projects, resettlement areas, housing facilities and utilities situation for the past three (3) censal years, occupied housing units and lots by tenure status for the past three (3) censal years, occupied housing units by condition (state of repair) of the building and year built, inventory of potential lands for housing, and current and projected housing need.

Figure SO-24. Housing Situation for the Past Three Censal Years

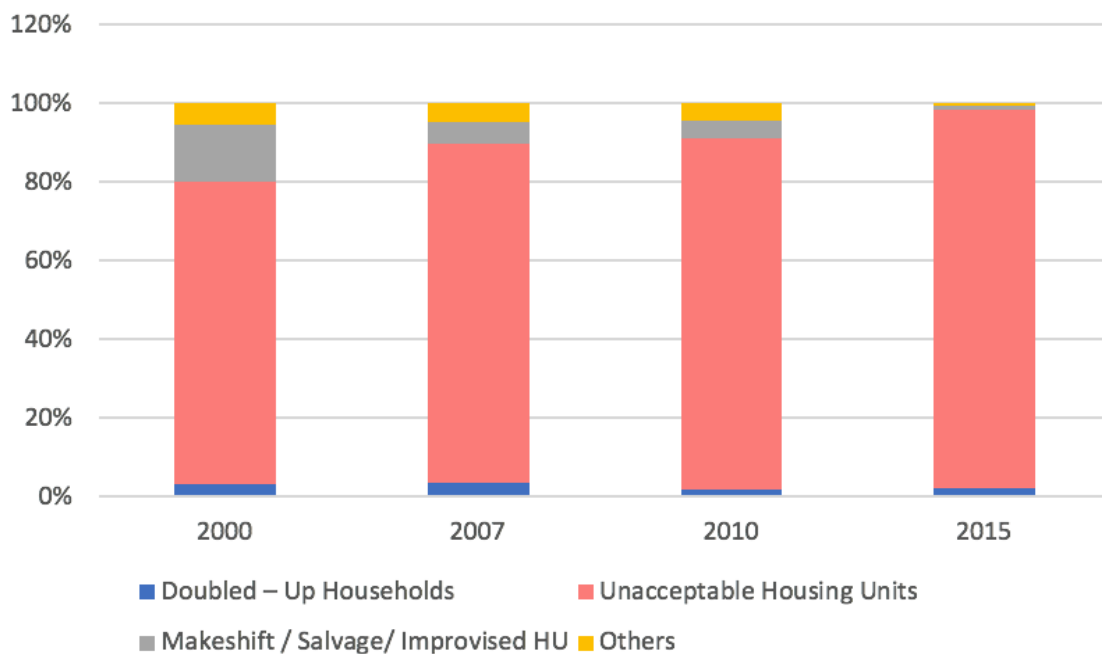


Source: Philippine Statistics Authority

Ratio of households to occupied housing units based on the standard ratio of one household in one housing unit (1:1). Ratio higher than 1:1 indicates the existence of doubled-up households and a shortage in housing units. Doubled up household exists when one dwelling unit is shared by two or more households. For the past three (3) censal years, the number of households is greater than the number of housing units, therefore there are at least two (2) households in one (1) housing units. These should be considered in determining housing need/demand.

Ratio of household population to occupied housing units (average number of occupants per occupied housing unit) for the past three (3) censal years descend to 4.36 from 5.12 in year 2000. The number of housing units is increasing but still it doesn't suffice to the escalating population as shown in Table SO-24.

Figure SO-25. Housing Backlog



Source: Philippine Statistics Authority

Acceptability of housing units by structural quality of construction materials of walls and roofs: concrete, semi-concrete; housing units made of mixed and light materials, barong-barongs and others. Five percent (5%) of housing units made of mixed and light materials are estimated lost due to obsolescent and decay annually. Lost and obsolete units are for replacement of new units. These are also backlogs to be considered in determining housing need/demand.

Using the 2010 Census of Population and Housing results, the Housing and Urban Development Council and Philippine Statistical Research and Training Institute developed a housing needs framework that identified four types of unacceptable housing units: homeless or not meant for human habitation; dilapidated; marginal; and rent-free lots without consent of owner. From 2000-2015, the number of families living in unacceptable housing units is still up and down. Refer to Table SO-25 for the other details of housing backlog in the municipality.

Table SO-27. Inventory of Residential Subdivisions and Condominium Projects, Year 2017

Name of Subdivision/ Condominium	Type	Brgy.	Area (ha)	No. of Lots/ Units	Hazard Susceptibility (H/M/L)							
					Fl	Tc	Eq	Vo	Ln	Ts	Su	
1. Balete Core Housing	Socialized Housing	Balete	1.7860	87	M	L	L	L	L	L	L	M
2. Bulaklakan Core Housing	Socialized Housing	Bulaklakan	1.7859	61	L	L	L	L	L	L	L	L
3. Tahanang G. Antonino	Socialized Housing	G. Antonino	1.0000	60	L	L	L	L	L	L	L	L
4. Manguyang Core Housing	Socialized Housing	Manguyang	0.5000	24	L	L	L	L	L	L	L	L
5. Lucio Laurel Lupang Pangarap	Socialized Housing	Lucio Laurel	1.0000	60	L	L	L	L	L	L	L	L
6. Agos Andaya Village	Socialized Housing	Agos	1.0000	33	L	L	L	L	L	L	L	L
7. Malamig Andaya Village	Socialized Housing	Malamig	1.0000	20	L	L	L	L	L	L	L	L
8. Malubay Townsite	Socialized Housing	Malubay	37.9145	82	L	L	L	L	L	L	L	L
9. Liwasang Lambingan	Socialized Housing	Maligaya	1.0000	53	L	L	L	L	L	L	L	L
10. RVM Sunrise Subdivision	Socialized Housing	Tambong	15.0000	62	L	L	L	L	L	L	L	L
11. Camilla Bianca Homes	Economic Housing	Tambong	1.1833	20	L	L	L	L	L	L	L	L
12. Tony Yang	Socialized Housing	Tambong	5.0000	19	L	L	L	L	L	L	L	L

Source: Municipal Assessor's Office, 2017

Subdivision project shall mean a tract or a parcel of land registered under Act No. 496 which is partitioned primarily for residential purposes into individual lot with or without improvements thereon, and offered to the public for sale, in cash or in installment terms. Economic and socialized housing is a type of housing project provided to moderately low income families with lower interest rates and longer amortization periods. Socialized Housing as defined under RA 7279, refers to housing programs and projects covering houses and lots or home lots only undertaken by government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms or interest payments and such other benefits in accordance with the Act. There are twelve (12) core housing sites and subdivisions that are offered to the public. The core housing sites owned by the municipal government are located at the following barangay: Balete, Bulaklakan, G. Antonino, Manguyang, Lucio Laurel, Agos, Malamig, and Maligaya. Malubay Townsite has the largest area among the housing sites which covered 37.9145 hectares. There are private subdivisions/housing sites located in the municipality. One of these is the Camilla Bianca Homes which is considered as an economic housing. It is located at Barangay Tambong with twenty (20) units.

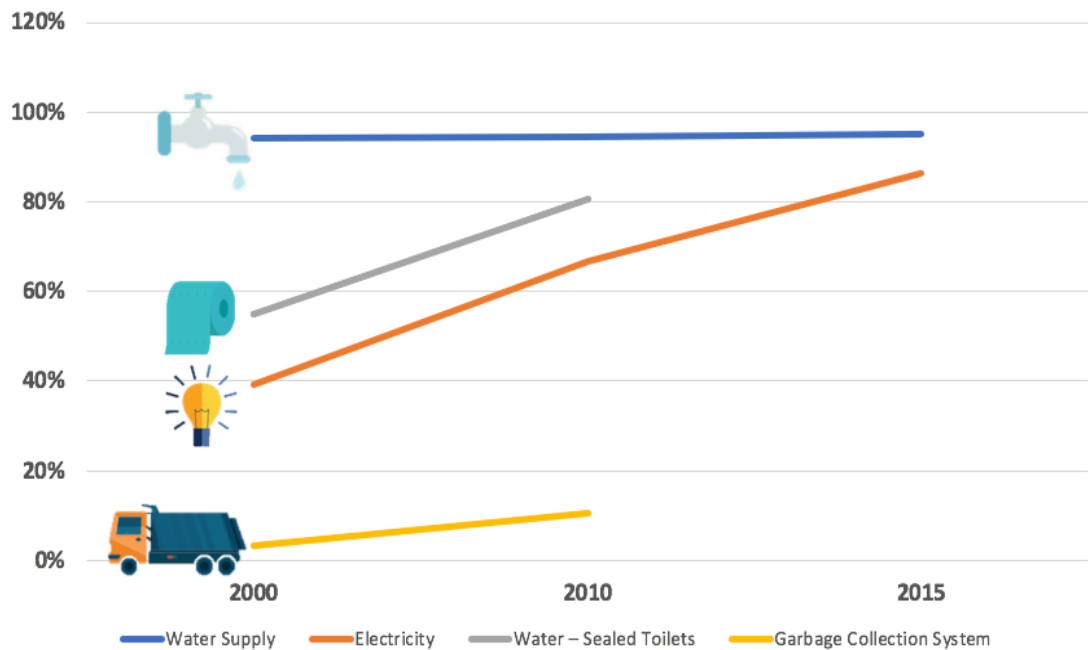
Table SO-28. Resettlement Areas, Year 2017

Name of Resettlement Area	Brgy	Land Ownership	No. of Households	No. of Housing Units	Administration	Hazard Susceptibility (H/M/L)						
						Fl	Tc	Eq	Vo	Ln	Ts	Su
1. Balete Core Housing	Balete	Government	87	87	LGU	M	L	L	L	L	L	M
2. Bulaklakan Core Housing	Bulaklakan	Government	61	61	LGU	L	L	L	L	L	L	L
3. Tahanang G. Antonino	G. Antonino	Government	60	60	LGU	L	L	L	L	L	L	L
4. Manguyang Core Housing	Manguyang	Government	24	24	LGU	L	L	L	L	L	L	L
5. Lucio Laurel Lupang Pangarap	Lucio Laurel	Government	60	60	LGU	L	L	L	L	L	L	L
6. Agos Andaya Village	Agos	Municipal Govt. (not yet transferred)	33	33	LGU	L	L	L	L	L	L	L
7. Malamig Andaya Village	Malamig	Municipal Govt. (not yet transferred)	20	20	LGU	L	L	L	L	L	L	L
8. Liwasang Lambingan	Maligaya	Government	53	53	LGU	L	L	L	L	L	L	L
9. Malubay Townsite	Malubay	Municipal Govt. (not yet transferred)	82	82	LGU	L	L	L	L	L	L	L

Source: Municipal Assessor's Office, 2017

Location, area, impacts of existing housing projects (private subdivision projects) and programs (government/civic organization housing programs), extent of existing blighted areas, informal settlements, and/or settlements in environmentally critical and high risk areas, extent of other housing problems with physical impacts such as congestion, peace and order, and exposure and vulnerability of settlements to hazards are considered in providing resettlement areas for the residents of Gloria. There are nine (9) resettlement areas in Gloria owned by the municipal government which are all located to low hazard susceptible areas.

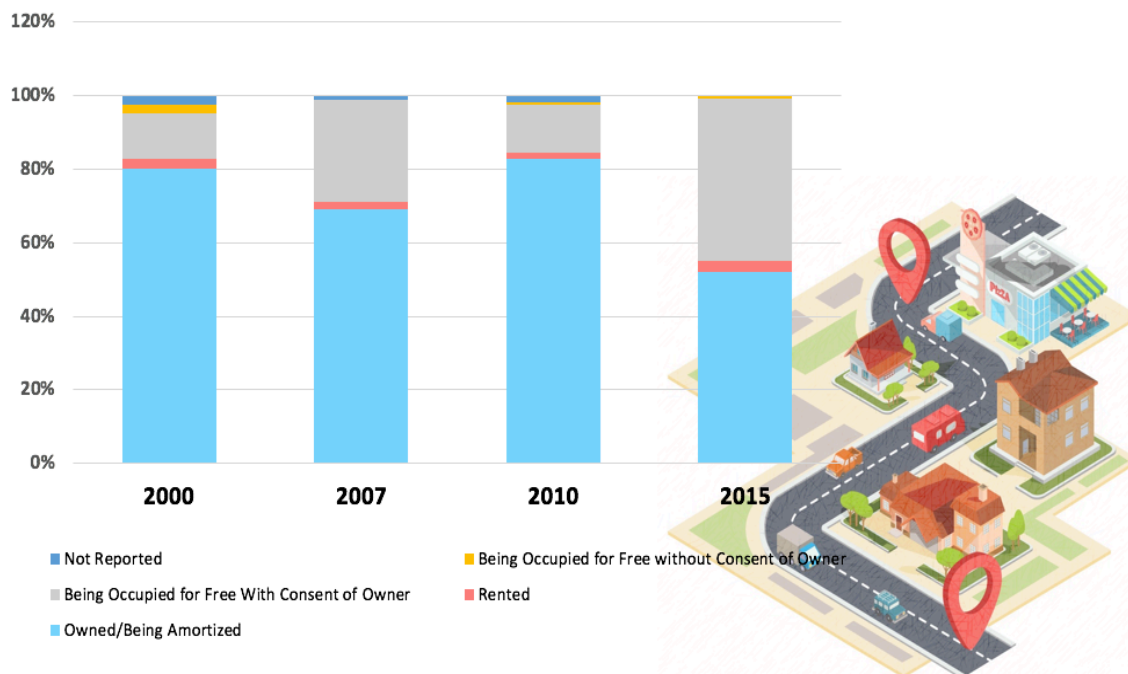
Figure SO-25. Housing Facilities and Utilities Situation for the Past Three Censal Years



Source: Philippine Statistics Authority

Housing units should have safe, comfortable and functional accommodations that are conducive to the spiritual, academic and social development of the residents. According to the Philippine Statistics Authority (PSA), ninety-four percent (94%) of the total number of household have access to any source of water from 2000 to 2015. Supply of electricity rapidly increases until 2015 that reached eighty-six percent (86%) households served. Water and electricity supply is needed for everyday activities and other necessities. The Local Government Unit of Gloria also has scheduled garbage collection in twenty-seven (27) barangays. Every Monday, Wednesday and Friday, residual wastes are being collected by the garbage collectors. Then, every Tuesday, Thursday and Saturday, compostable or biodegradable garbage are collected in Poblacion only. Based on Republic Act No. 9033 also known as Ecological Solid Waste Management Act of 2000; segregation and collection of solid waste shall be conducted at the barangay level specifically for biodegradable, compostable and reusable wastes.

Figure SO-30. Occupied Housing Units and Lots by Tenure Status for the Past Three Censal Years



Source: Philippine Statistics Authority

There are different classifications of tenure status of the housing units namely: owned/being amortized; rented; being occupied for free with consent of owner; and being occupied for free without consent of owner.

Owned or being amortized means that the household is the owner and has the legal possession of the housing unit, or the household claims to own it. From censal year 2007- 2015, the housing units and lots owned legally reduced by 11.75%. Its peak was from 2010 that reached to seven thousand seven hundred eighty-five (7, 785) owned housing units and lots. Rented means that the occupant actually pays rent either in cash or in kind. Being occupied for free with consent of owner denotes that the household occupies the housing unit with owner's permission and without paying any rent in cash or in kind to the owner, tenant/lessee or subtenant/subleases. As shown in Figure SO-30, the number of households reached to four thousand six hundred two (4,602) in 2015 or 88.14% increase compared to 2007. Lastly, being occupied for free without consent of owner implies that the household occupies the housing unit without the consent or knowledge of the owner. One of the practical ways to get rid of this is by upgrading. Upgrading need is defined as the need for improving land tenure status e.g.; provision of minimum security of tenure as in a written contract to possessing a title of land; access to basic services, e.g. dirt road to macadam road; and house condition, e.g. from semi-permanent to permanent structure.

A number of the present housing stock in the municipality is not likely to meet the prescribed minimum standards of health and safety. Some would probably be considered as illegal structures because they have been built without consent or written contract from the landowner. But rather than demolish such structures improving or upgrading this could be a cheaper solution and practical approach.

Table SO-31. Occupied Housing Units by Condition (State of Repair) of the Building and Year Built

Year Built	Total Occupied Housing Unit	CONDITION (State of Repair) OF THE BUILDING						
		Needs No Repair/ Minor Repair	Needs Major Repair	Dilapidated/ Condemned	Under Renovation / Being Repaired	Under Construction	Unfinished Construction	Not Reported
2010	315	138	105	1	4	28	33	6
2009	669	366	191	0	1	28	63	20
2008	581	290	190	0	2	11	67	21
2007	659	406	182	3	3	10	41	14
2006	685	404	206	2	1	1	44	27
2001-2005	2,031	1,337	478	5	24	15	120	52
1991-2000	2,446	1,680	554	2	17	14	115	64
1981-1990	1,115	781	254	2	8	3	45	22
1971-1980	427	310	90	0	4	2	14	7
1970 or earlier	223	162	51	0	1	1	7	1
Don't Know/ Not reported	205	123	61	0	0	3	5	13
Total	9,356	5,997	2,362	15	65	116	554	247

Source: Philippine Statistics Authority, 2010

Households living in units that require improvement of structure to minimum acceptable level are considered to require structural improvement need. A housing unit meets the minimum acceptable level if it can fully protect the occupants from the elements i.e. rain, wind, temperature and the like.

The data in Table SO-31 indicate that three categories can be considered to require structural improvement need. These are the housing units under needs major repair, dilapidated/condemned and unfinished construction. Housing units under the first category may have cracks in the interior walls, leaking roofs, holes on the floors and broken windows. Dilapidated/condemned structures are beyond repair and need replacement while unfinished housing units is a partly constructed house. The three categories cannot meet the minimum requirement of acceptability as defined earlier.

Table SO-32. Inventory of Potential Lands for Housing, Year 2017

Owner	TCT No.	Brgy.	Area (ha)	Classification	Fair Market Value	Actual Land Use	Zoning Classification	Utilities Present						Hazard Susceptibility (H/M/L)					
								W	P	S	R	T	C	Fl	Eq	Vo	Ln	Ts	Su
1. Erlinda Yang	T-59130	Poblacion	0.8142	Agricultural	41,499.77	Upland	Commercial	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
2. Nazarette Rojo	P-9905	Poblacion	0.6143	Agricultural	31,310.87	Upland	Commercial	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
3. Judith San Agustin	T-93124	Poblacion	0.5217	Agricultural	26,591.05	Upland	Residential	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
4. Emmanuel San Agustin	T-93136	Poblacion	0.5974	Agricultural	30,449.48	Upland	Residential	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
5. Dulce Adriano	T-93135	Poblacion	0.545	Agricultural	27,778.65	Upland	Residential	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
6. Josephine Adriano	T-93134	Poblacion	0.545	Agricultural	27,778.65	Upland	Residential	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
7. Rhodora San Agustin	T-93133	Poblacion	0.545	Agricultural	27,778.65	Upland	Residential	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
8. Florencio Selda	T-35373	Agos	0.3804	Agricultural	38,171.32	Cocoland	Residential	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
9. Lourdes Fallarna	T-42708 pt	Agos	3.3198	Agricultural	390,374.63	Irrigated/ Cocoland	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
10. Edmundo De Mesa	T-3699	Agos	3.5398	Agricultural	470,726.80	Cocoland/ Residential	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
11. Ma. Christina Tolentino		Agos	2.3768	Agricultural	289,001.21	Cocoland/ Residential	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
12. Ma. Norma Victoria Tolentino	T-11391	Agos	3	Agricultural	262,780.80	Upland/ Cocoland	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
13. Ma. Rosario Christina Tolentino	T-11392	Agos	2.7767	Agricultural	219,809.66	Upland/ Cocoland	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
14. Bruce Anthony Delos Reyes	T-11393	Agos	2.6257	Agricultural	225,553.85	Upland/ Cocoland	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
15. Iveta Ulep Rosales	T-70371	Agos	5.8263	Agricultural	482,057.96	Upland/Cocoland/Irrigated	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
16. Miguel Esguerra	T-70370	Agos	2	Agricultural	285,504.42	Upland/Cocoland/Residential	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
17. Rodolfo Jacob	T-45532	Agos	7.4317	Agricultural	468,836.60	Upland/Cocoland/Unirrigated	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
18. Ruby Jacob	T-59179	Agos	7.2647	Agricultural	427,164.51	Unirrigated/Cocoland/Cogona	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
19. Susan Jacob	T-57512	Agos	6.839	Agricultural	782,547.60	Upland/ Irrigated/ Residential	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L
20. Ruperto Agoncillo	RT-61 (T-40231)	M. Adriatico	5.9507	Agricultural	608,086.59	Cocoland	Agricultural	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
21. Francisco Agoncillo	T-71507	M. Adriatico	3.0374	Agricultural	298,326.05	Cocoland	Agricultural	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
22. Alfredo Agoncillo	T-5447	M. Adriatico	6.6251	Agricultural	703,257.28	Cocoland/ Residential	Agricultural	Y	Y	N	Y	Y	Y	M	L	L	L	L	L
23. Silvina Mampusti	NO TITLE	Bulaklakan	5.3427	Agricultural	316,419.87	Upland/ Cocoland	Agricultural	Y	Y	N	Y	Y	Y	L	L	L	L	L	L

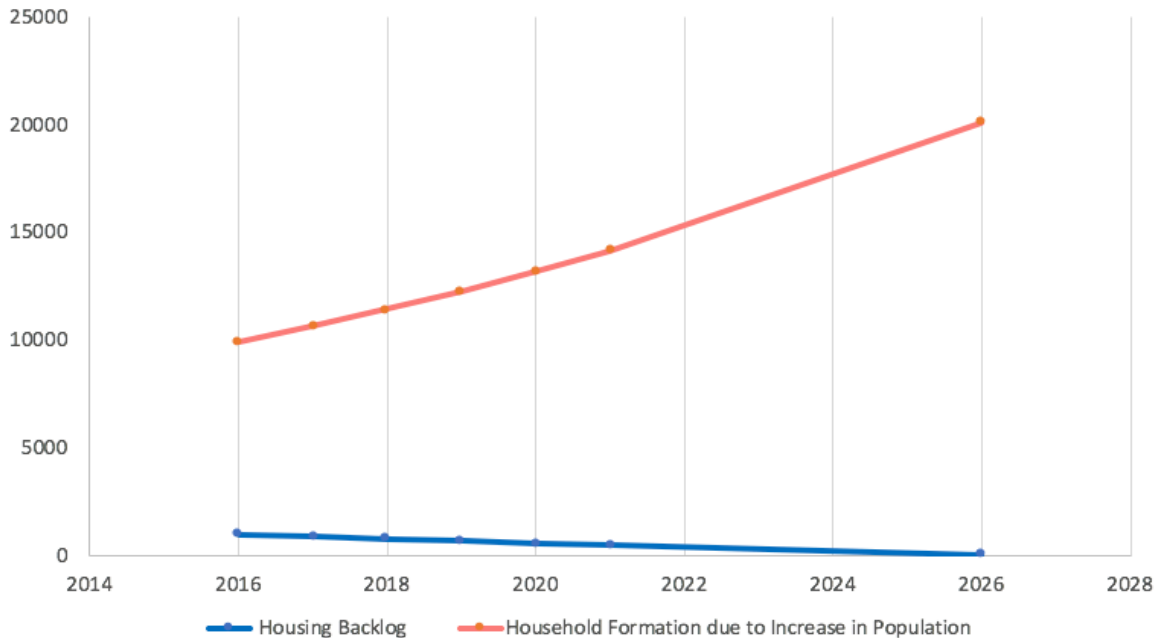
Source: Municipal Assessor's Office, 2017

Land is the most critical among the resources required for a shelter program not only because the supply is a fixed quantity but also because a number of activities and uses are in competition with one another for access to the same land. High income housing is in competition with low income housing for land just as commercial and industrial activities are in competition with housing in general. Furthermore, recent policies of the national government stress the need to conserve production agricultural lands specifically those that are irrigated or irrigable.

Land needed will be estimated for the duration of the planning period on the basis of present design standards and number of different housing options. Minimum lot sizes or bigger lot sizes under Batas Pambansa Blg. 220 (BP 220) or PD 957 can be used depending on the local situation. Types of utilities present such as water, power, sewerage facilities and waste disposal, road, transportation and communication should also be considered in finding potential lands.

Refer to Table SO-32 for the list of potential lands for housing that includes the location, total area land classification, market value, actual land use, zoning classification, utilities present and hazard susceptibility.

Figure SO-33. Current and Projected Housing Need



Source: Municipal Planning and Development Office, 2017

Republic Act 7279 is specifically concerned with the provision of shelter for the underprivileged and the homeless. To ensure allocation of land and services even to the lowest income groups, it is crucial to estimate the total shelter needs of all income groups in the municipality concerned. Shelter needs are categorized into: new housing units needed to answer the requirements of the future population, new units to cover for housing backlog as well as upgrading need. Refer to Table SO-33 for the current and projected housing need with the planning period of ten (10) years.

DEVELOPMENT NEEDS

Housing is one of the basic needs of every family. Homelessness and insecurity tenure are problems encountered by populations in the municipality. Recorded below are the verified housing development needs in the municipality:

- The municipal's growing population poses a big challenge in the housing sector. The government must provide more financial resources to finance the low-cost housing and increase the opportunities for residential land ownership.
- Shelter design is one of the greatest factors influencing the loss of lives and assets in times of extreme climate events. Climate resilient housing designs can cost-effectively reduce losses by vulnerable communities due to floods, storm and other disastrous events. Access to affordable resilient housing designs and the fund needed to implement the project is especially important to the poor families in the community.
- Additional housing facilities with access to safe drinking water, primary roads and transportation facilities, adequate power distribution system and solid waste disposal system.
- Provide government employees the chance to acquire decent and affordable housing in partnership with Pagtutulungan sa Kinabukasan: Ikaw, Bangko, Industria at Gobyerno (Pag-IBIG).