



Draft Design and Monitoring Framework

Project Number: 38398-01
March 2008

PHI: Metro Manila Urban Services for the Poor Investment Program

A design and monitoring framework is an active document, progressively updated and revised as necessary, particularly following any changes in project design and implementation. In accordance with ADB's public communications policy (2005), it is disclosed before appraisal of the project or program. This draft framework may change during processing of the project or program, and the revised version will be disclosed as an appendix to the report and recommendation of the President.

Asian Development Bank

DESIGN AND MONITORING FRAMEWORK

Design Summary	Performance Targets/ Indicators	Data Sources/Reporting Mechanisms	Assumptions and Risks
<p>Impact</p> <ul style="list-style-type: none"> Improved living conditions and quality of life of informal settler/urban poor families in participating LGUs in Metro Manila. 	<ul style="list-style-type: none"> Reduced incidence of urban poverty. Reduced incidence of water-borne, respiratory and related diseases as a result of improved water supply, sanitation, waste collection and physical environment. Enhanced self-assessed quality of life of beneficiaries (by gender) living in Project communities. 	<ul style="list-style-type: none"> National government statistics HUDCC/PMO reports LGU/PMU monitoring reports ADB mission reports NPCC Air and Water Quality Monitoring Reports LGU medical reports Project Completion Report 	<p>Assumptions:</p> <ul style="list-style-type: none"> Continued National Government commitment to poverty alleviation. Continued support of national and local governments to improved shelter delivery especially for informal settlers/urban poor.
<p>Outcomes</p> <ul style="list-style-type: none"> Decent and affordable housing, basic infrastructure and urban services including secure tenure made available to informal settler/urban poor families. Strengthened decentralized shelter planning and implementation using inclusive urban renewal and slum upgrading approaches. Established mechanisms and instruments for making land suitable for urban renewal available to local governments. Improved access by Metro Manila informal settlers/urban poor to housing and microenterprise/livelihood finance. Strengthened housing institutions and local governments for project implementation and sector wide interventions. Sector reforms introduced. 	<ul style="list-style-type: none"> At least 242,000 ISFs/urban poor families living in upgraded / new settlements developed by the Project. Percent of new families living in upgraded/new settlements that are headed by women. Area of LGU-owned land and NG property developed for socialized housing under the Project. Number and types of microenterprise or income-generating activities created under the Project. Percent of new micro-enterprises that are led by women. Increase in employment/self-employment rate and family income, disaggregated by gender. Level and scope of participation of beneficiaries in community activities, particularly of women, youth and elderly. Number of private investors, NGOs and civic organizations participating in the Project. Reform agenda targets achieved. 	<ul style="list-style-type: none"> HUDCC reports PMO monitoring and evaluation reports LGU/PMU monitoring reports SHFC reports MFIs reports ADB mission reports Project Completion Report Policy Reform matrix 	<p>Assumptions:</p> <ul style="list-style-type: none"> Continued National Government commitment and support to decentralization policies and programs. Sustained, if not heightened LGU interest and support to housing development, especially socialized or low-income housing. The institutional framework and policies for housing, especially for socialized housing, is improved and strengthened. Sustained participation and active involvement of eligible ISFs in the Project. <p>Risk:</p> <ul style="list-style-type: none"> Plans are not adequately implemented due to change in leadership, lack of resources, lack of commitment of stakeholders and poor monitoring/estate management.

Design Summary	Performance Targets/ Indicators	Data Sources/Reporting Mechanisms	Assumptions and Risks
<p>Outputs</p> <ul style="list-style-type: none"> • Existing informal settlement areas upgraded or improved/new sites developed with basic infrastructures, services and utilities. • Existing housing units improved/new units constructed for eligible beneficiaries. • Microfinance programs for enterprise development and livelihood support established and operating. • Key housing institutions have developed their capacity for socialized housing service delivery. • LGUs have developed or improved their capacity to plan, implement and manage slum upgrading/urban renewal programs. • Community organizations actively involved in the Project. • Project management established and well functioning. • Policy Reforms endorsed. 	<ul style="list-style-type: none"> • 17 Metro Manila LGUs participating in the Project. • Number and area of existing informal settlements upgraded/new resettlement sites developed. • Area of national government land conveyed to LGUs for socialized housing. • Length of roads, drainage, sewerage and other infrastructure services constructed. • Number of housing units constructed and occupied by eligible IS/urban poor families. • Number of titles or tenure security instruments awarded to housing beneficiaries. • Area of commercial zones within subproject sites developed and occupied. • At least 60% of housing beneficiary families avail of microfinance/livelihood assistance provided by MFIs. • Percent of female-headed beneficiary families that avail of microfinance/livelihood assistance. • Number of new micro-enterprises established and existing livelihood activities provided MFI assistance. • Detailed organizational design for SHFC and the proposed urban poor shelter and urban renewal policy development office at HUDCC completed. • Training and capacity-building seminars conducted, agencies involved and number of agency personnel who have participated. Participation records shall be disaggregated by sex. • Housing and project-related units in LGUs established and functional. 	<ul style="list-style-type: none"> • HUDCC monitoring reports • PMO monitoring and evaluation reports • LGU/PMU monitoring reports • EMU reports • SHFC, key agencies' reports • MFI reports • Training reports • ADB mission reports • Project Completion Report • Legal documents covering urban development and socialized housing 	<p>Assumptions:</p> <ul style="list-style-type: none"> • Public land for housing for the poor is not made available in sufficient quantity. • Site development, shelter and Community Action Plans are implemented as planned. • Commitment of the LGUs to finance, borrow for, and implement the subprojects is sustained. • Housing beneficiaries have at least maintained their current income levels to sustain amortization of shelter units. • Only bonafide, eligible urban poor families benefit from the Program; no political influence in selection process. • Financing packages offered by MFIs are attractive and affordable. • Proposed organizational changes and requirements to strengthen/capacitate SHFC and other key housing agencies implemented/provided; policy reforms are sustained. • Rights-based tenure becomes acceptable collateral. • Informal settlers not discriminated by SHFC and PCFC. • Sufficient revenues will be generated, to serve as source of subproject subsidies. • Appropriate agency/LGU units and personnel benefit from the proposed capacity development programs.

Design Summary	Performance Targets/ Indicators	Data Sources/Reporting Mechanisms	Assumptions and Risks
	<ul style="list-style-type: none"> • Type of capacity development activities undertaken in the LGUs and number of local officials/personnel trained. Participation records shall be disaggregated by sex. • Number of HOAs formed and Estate Management Units (EMU) created and operational. • At least 50% of HOA members are women. • Policy reforms include in relevant government documents and declarations. 		<p>Risks:</p> <ul style="list-style-type: none"> • LGUs' commitment to the Project is not sustained because of changes in leadership as a result of local elections. • LGUs do not have adequate resources or unwilling to borrow for their subprojects. • Beneficiaries sell their housing units or fail to pay required amortization.
Activities with Milestones			Inputs
<ol style="list-style-type: none"> 1. Creation of an MMUSP Program Steering Committee (PSC) and Program Management Office (PMO) at HUDCC, and Project Implementation Offices (PIOs) in each participating LGU within the first two (2) months after loan effectivity. 2. Procurement of consulting services for project implementation support, training of PMO and PIOs, and setting up of systems for project implementation assistance and monitoring completed within six (6) months after loan effectivity. 3. Procurement of services for detailed engineering designs of site and infrastructures, including detailed architectural designs of housing structures started in Month 4 after loan effectivity. 4. Consultations with communities, including men and women, undertaken to confirm site development and infrastructure works started in Month 3 after mobilization of consulting services for project implementation support and training. 5. Establishment of HOAs and EMUs started in Month 3 after after mobilization of consulting services for project implementation support and training. 6. Procurement of services for civil works construction and construction supervision by Month 12 of Year 1. 7. Site development and infrastructure works started by Month 13 after loan effectivity. 8. Construction of residential structures started by Month 16. 			<p>ADB: \$ 494.55 million investment financing ADB grant: 2.96 million Other donors/Co-financiers through CDIA-ADB: 1.39 million</p> <p>LGU/Private Sector: \$112.33million</p> <p>Government of the Philippines (National Government; SHFC, PCFC): \$88.80 million</p> <p>Beneficiaries: \$13.22 million Grand Total:\$713.06 million</p> <p>Consulting: Foreign: 36 person-months Domestic:406 person-months</p>

9. Mobilization of MFIs and orientation of potential microfinance beneficiaries starting Month 3 after loan effectivity.

10. Implementation of capacity development program for LGUs started by Month 3 after loan effectivity.

11. Implementation of institutional strengthening and capacity development programs for HUDCC, SHFC and other key housing institutions completed started by Month 4 after loan effectivity.

12. The sector policy reform agenda will complement the institutional strengthening and capacity development.

13. Preparation of feasibility studies for Project 2 2 subprojects completed by early 2009.

14. Prequalification of Project 3 subprojects started in Year 3.