

STATISTICS FOR HOUSING POLICY

By the
Subdivision and Housing
Developers Association, Inc.

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WHO IS SHDA?

- The **Subdivision and Housing Developers Association, Inc. (SHDA)** is the **largest** and **oldest** organization of real estate developers in the Philippines.
- Established in **1970**, it now has **357 member developers all over the country**.
- In **2012**, SHDA, in partnership with the Center for Research and Communication Foundation, Inc. (CRC) spearheaded the creation of the **Housing Industry Roadmap** which served as a tool for public and private sector collaboration.

THE HOUSING INDUSTRY ROADMAP

The Housing Industry Roadmap outlines the following

1. A clear status of the housing need of the country
2. The current production capacity of the housing industry
3. The economic impact of housing
4. Factors that affect housing supply: affordability, policy and regulatory environment

INDUSTRY CHALLENGES

1. Continuous decline of share of housing in the national budget
2. Lowering/removal of tax incentives for housing
3. Implementation of RA 10884 (Balanced Housing Development Program Amendments)
4. Increase in the required minimum floor areas and lot areas that accompanied the adjustment in the price ceiling for socialized housing;
5. Surge in zonal values of land and cost of construction materials
6. On-and-Off Threats of Moratorium on Land Use Conversion with the Department of Agrarian Reform

HOW CAN STATISTICS HELP THE HOUSING INDUSTRY: CRITICAL QUESTIONS

1. Are we maximizing the use of land?
2. What is the current state of the housing industry?
 - a. How many households are
 - i. Homeless
 - ii. Doubled-up
 - iii. Renting
 - iv. Homeowners
 - b. How many housing units are
 - i. Occupied/Unoccupied
 - ii. Foreclosed
3. How effective are government housing programs?
4. How can we make housing more affordable?

DETERMINING DEMAND

- SRTC and HUDCC created a national framework which was used to estimate the housing backlog and housing needs of the country
- This framework lacks segmentation based on Housing Classification set by the HLURB, which takes into account the capacity to pay of households.
- In order to project housing demand based on existing market segments, CRC used the Family Income Expenditure Survey (FIES) to match the capacity to pay of households with the required annual household income needed to avail of housing loans per segment.

2016-2030 ESTIMATED HOUSING DEMAND

SEGMENT	UNITS
Cannot Afford	1,134,986
Socialized	1,369,181
Economic	2,509,718
Low-Cost	611,815
Mid-Cost	78,705
High-End	11,767
TOTAL	5,716,172

DETERMINING DEMAND

Recommendations:

1. Estimation of housing need at the provincial level, and if possible at the municipal level
2. Projection of changes in price ceiling per segment
 - Long term projection of housing demand should also assume changes in price ceilings across segments
 - HGC Act of 2000 allows the adjustment of price ceilings to conform with prevailing economic conditions. This can be done not more than once every two years.
 - Price segments are adjusted based on growth rates of the Consumer Price Index (CPI) and the Construction Materials Wholesale Price Index (CMWPI).
3. Comparison of projection vis-à-vis actual data

DETERMINING SUPPLY

Information	HLURB License to Sell Statistics	PSA Residential Construction Statistics
# of Residential Units	OK for socialized and economic; but groups housing units under the low-cost, mid-end and high-end markets together	Not per market segment but per construction type. Count for apartments and condominiums is based on # of issued building permits
Location	Generated at the regional level, with select regions grouped together	Provincial level
Value & Floor Area	None	Available

UNIT PRODUCTION PER SEGMENT

SEGMENT	2011	2012	2013	2014	2015	Total
Socialized	6,044	12,122	15,143	16,876	30,786	80,971
Economic	74,845	98,553	94,166	90,709	82,074	440,347
Low-Cost	26,846	76,621	57,849	54,459	50,305	266,080
Mid-Cost	35,799	63,149	47,480	44,656	41,250	232,335
High-End	26,846	13,792	10,413	9,803	9,055	69,908
Total	170,379	264,237	225,051	216,503	213,470	1,089,640

DATA THE INDUSTRY NEEDS

1. Number, floor area and value of residential units
2. Type of Residential Construction
 - a. HLURB Classification + Breakdown of Low-Cost to High-End Segment
 - b. Structure Type (Single, Duplex, Apartment, Condominium)
3. Location
 - a. Regional/Provincial/Municipal
4. Housing Supply for Informal Settlers/Cannot Afford Segment
 - a. NHA
 - b. LGU
 - c. Private Sector