



Global Future Cities Programme

Affordable Housing – Market Sounding

14 January 2022



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Opening Remarks

Bases Conversion and Development Authority



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Speakers



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Objectives of the Market Sounding

Market sounding activity objectives



To **sound off** the project scope and potential private sector role for the proposed GFCP Pilot Affordable Housing program.



To foster a broadly **competitive procurement**. The activity may reduce time spent for securing partnerships by engaging with the private sector.



To **gather private sector insights** on the proposed scope and potential participation/role in the project such as:

- Interest as a developer/contractor, supplier, operator, tenant, financing institution,
- Experience on similar projects
- Possible points for improvement in the structuring of these projects (i.e., technical and financial aspects)
- Other points/components that should be considered in the study
- Identify potential challenges and risks

What would we like to know?

Project viability

Capacity

Private sector capability

Maturity of the concept

Key Discussions

1. NCC Housing Masterplan
2. Overview of Housing Demand in NCC
3. Business Case
4. Q&A Forum



Project Introduction

The Pilot Housing community will be one of the most desired and affordable places to live in NCC. It will be a safe and vibrant community providing affordable homes within an attractive neighbourhood in which people live, work, shop and play. It will cater for both local residents and communities and new families moving to New Clark City and wider area.

**Affordable
Housing Site**

An aerial architectural rendering of a city development. The scene shows a grid of streets with numerous buildings of varying heights and colors (grey, white, yellow). A large, irregularly shaped area in the lower-left quadrant is highlighted with a semi-transparent teal overlay and labeled 'Affordable Housing Site'. The surrounding area includes green spaces, trees, and a winding path. In the background, there are rolling hills and mountains under a clear sky.

The Pilot “Affordable” Housing Program

Vision for pilot housing

Our vision is to develop the concept of a modern village and expand it to create a community for a broader target group, making it attractive and ensuring it has something to offer to everyone irrespective of age, background, income, location, or career aspirations.

The Pilot Housing community will be one of the most desired and affordable places to live in NCC. It will be a safe and vibrant community providing affordable homes within an attractive neighborhood in which people live, work, shop and play. It will cater for both local residents and communities and new families moving to New Clark City and wider area.

8 Key Design Goals

The design of this new city district should embrace Filipino culture and heritage as well as the contemporary needs and future aspirations of Filipinos. To the right are the 8 Design Principles that will provide a high-quality neighborhood that enhances the surrounding landscape character and values of the community.

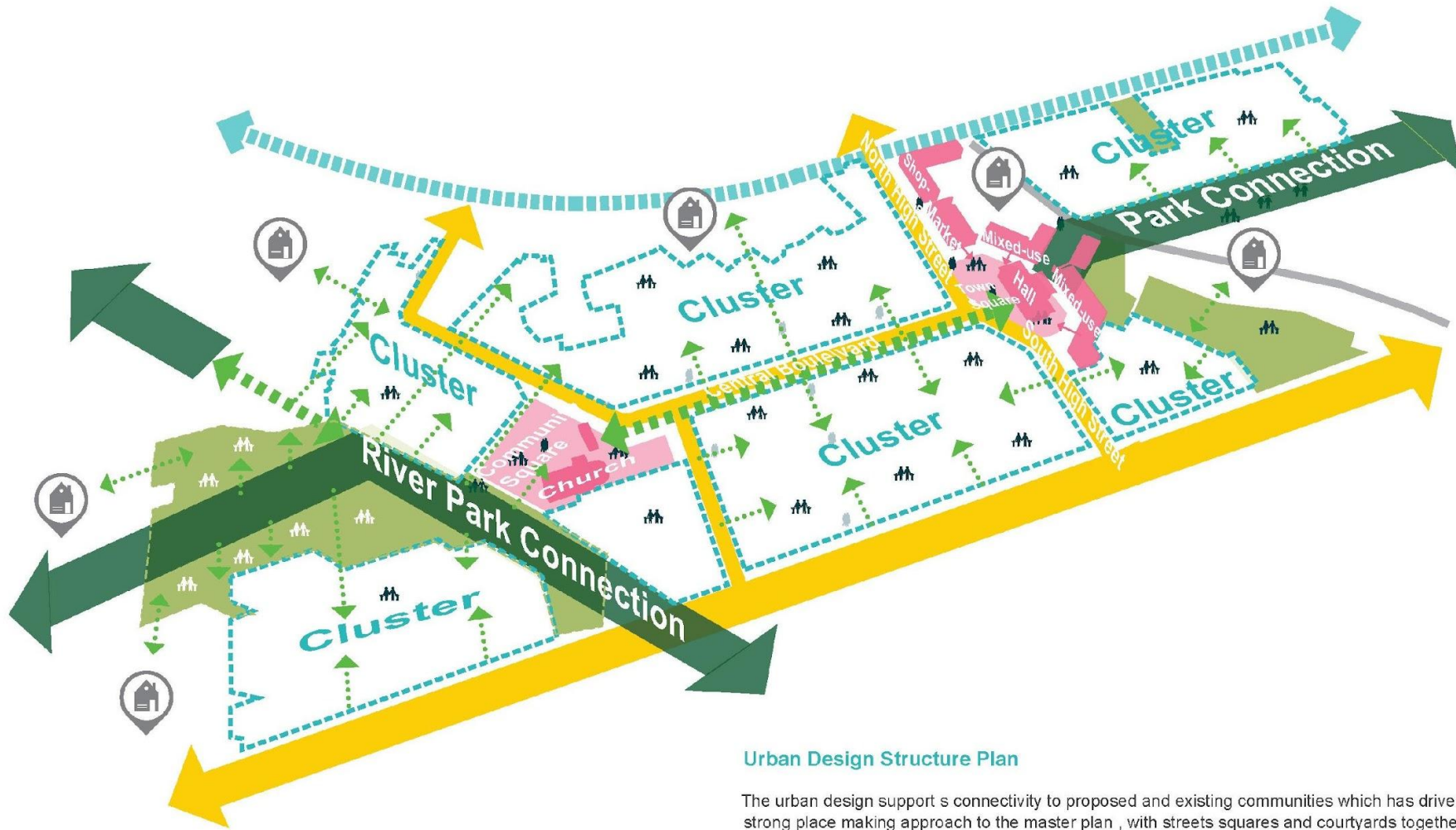
Key stakeholders

The project has been developed in conjunction with two key group of consultees:

- Main Stakeholder: BCDA
- Wider Stakeholders: Organized into workshops with other key stakeholders including the delivery team, FCDO, organizations, consultants and locators working on or moving to New Clark City



Urban Design Strategy



Urban Design Structure Plan

The urban design supports connectivity to proposed and existing communities which has driven a strong place making approach to the master plan, with streets squares and courtyards together with a mix of community and commercial uses support a vibrant, resilient community wellbeing safe and sustainable.

Illustrated Masterplan

- 1 Church
- 2 Community Square
- 3 Wet Market
- 4 Mixed-use Apartments
- 5 Shop Houses
- 6 Central Boulevard
- 7 High Street
- 8 Outdoor Amenities
- 9 Apartments
- 10 Condominium
- 11 Townhouse
- 12 Single Storey Family House
- 13 Kindergarten / Maker Space
- 14 Pocket Parks
- ⊛ Arrival Gate



Key Areas

River Park & Community Square

VISION

The River Park will be diverse and varied connecting into its surrounding context. It will welcome a diversity of residents and draw on the landscape character of the wider NCC River Park.

PRIMARY FUNCTION

The River Park enhance the attractiveness, liveability and character of the community and contribute to the establishment of a strong water and landscape character within the public areas.

KEY COMPONENTS

- / COMMUNITY SQUARE
- / PICNIC AREA
- / JOGGING & CYCLING TRACK
- / MEDITATION ALCOVE
- / KID'S PLAY
- / OUTDOOR GYM
- / CHURCH



KEY PLAN



RIVER SECTION



The River Park creates an important recreation, resilience and ecological space for the centre of the community helping manage the water across the wider city.



The Town Center support a wide variety of activities and encourage social interaction, to promote health, well-being and social inclusion.



Urban Farming is an opportunity to integrate healthy, locally sourced food within the community, but also improves the local economy, social integration and environmental sustainability

HERITAGE

URBAN STREETScape

NATURE



EXTRACTING LOCAL ELEMENTS THROUGH KEY DETAILS & COLOUR PALETTE

B-Community



B1 Community Center & Multi-Purpose Hall

A flexible community center could serve a variety of functions for all ages and interests, such as a performance theatre, art gallery, education centre or polling station.



B2 Community Church

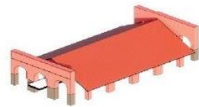
The importance of faith in Philippines means the church should open onto a major public space. The church should be located within walking distance for all residents and should be located in a prominent position within the master plan.



B3 Kindergarten & Maker Space

Explore multi-sensory experiences that help preschool children expand their building, creating and making skills while supporting the development of early learning skills. It also serves as a gathering point for mentors, students, projects and expertise to develop life long skills that benefits the community.

D - Commercial



D1 Fresh Food Market

A simple large span space centrally located off a public square. This should be located spots with a walking distance of all residents (10-15 minutes max.). This will help provide daily fresh food needs for the residential community and provide local source of income to the wider community.



D2 Shophouse

The scale of shop houses in the Town Center should convey a sense of small, individual proprietorship with its prospect of attentive personal service. Variety of form will provide visual interest and the promise of a unique and engaging experience.



P - Residential



P1 Affordable Apartments

The Apartment design should promote simplicity of construction, efficiency of structure and provide the opportunity for prefabrication. Safety of the residents should be considered with layouts of buildings to have ease of access to transportation, and local amenities and facilities.



P2 Townhouse

The house designs should be simple in design, practical in layout. The design should also enable flexibility of internal layout. The selection of materials should consider context, environmental impact, minimal maintenance.



P3 Single Storey Family House

The concept of urban farming has been integrated into the single storey family house which will allow these units to have direct access to adjacent farm plots. Separate 'commercial' plots are also available for lease to interested residents in the form of crowd-sourced urban farming.



P4 Private Residential

The presence of private housing helps to uplift the quality of homes and public spaces by setting a desired standard by which all other residential typologies should adhere to. It will also have a positive impact for the community and add value to the land. The apartment buildings layout should foster a safe & secure community with safe routes to the building and within the common areas. The individual layouts should be efficient and allow flexibility of use.



ARCHITECTURE & BUILT FORM



Create safe, inclusive and accessible amenity spaces that promote a healthy lifestyle and well-being.



Creating safe, comfortable and engaging spaces where diverse activities can be experienced by all with a balanced mix of active and passive spaces.



Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.



Buildings and facilities that support the neighborhood are resilient and flexible to adapt to future crisis.



Barrier free access to public buildings provides stronger ties with the community



Cyclable and walkable pedestrianized streets and public spaces



The covered hall gives the residents a place to come together and celebrate events in a safe environment



Affordable Housing Strategy

Housing Demand

Affordable housing strategy - classification

Classification	Housing category	Price range (in PhP)
Affordable housing	Socialised:	
	• House and lot package	Up to 610,000, maximum loan 580,000
	• Condominium	Up to 799,999, maximum loan 750,000
	Economic	800,000 to 1,699,999
Market housing	Low cost	1,700,000 to 3,199,999
	Medium cost	3,200,000 to 5,999,999
	Open market:	
	• Upscale	6,000,000 to 7,999,999
	• Luxury	8,000,000 and above

House types are divided into:

- Socialised—house and lot and/or condominium
- Economic
- Low-cost
- Medium cost
- Open market – Upscale and Luxury

Summary

A significant demand exists for the pilot affordable housing project, which, in summary, will only supply about four to six percent of total housing demand of New Calrk City and the constituent local government areas.



Business Case

The project's sources of revenue are sale of housing units, lease of commercial space, and ground lease



Housing units and commercial spaces

Given that the land where the housing units will be situated on is government owned, the land and land improvements will not be for sale.



Ground lease

Ground lease will be collected from buyers of housing units and lessors of commercial spaces

Operational framework

Sale of housing units

- Apartment
- Apartment – Mixed use
- Condominium
- Townhouse
- Single storey house

Affordable Housing Program

Lease of commercial space

- Market
- Shophouse
- Community Centre

Ground lease

- Apartment
- Apartment – Mixed use
- Condominium
- Townhouse
- Single storey house
- Market
- Shophouse
- Community Centre

Three project structures are being considered based on maximum period, governing laws and contract, contributions and returns

	Incorporated JV	Unincorporated JV	Pure-lease agreement
Maximum period	Fifty (50) years (renewable as necessary)	Fifty (50) years (renewable as necessary)	Ninety-nine (99) years
Governing law	BCDA Joint Venture (JV) Guidelines	BCDA Joint Venture (JV) Guidelines	Government Procurement Reform Act (GPRA) (RA 9184)
Governing contract	Joint Venture Agreement and Articles of Incorporation/By-Laws of Joint Venture company	Joint Venture Agreement	Service Contract
BCDA contribution	Project land	Project land	Project land for long-term lease
BCDA return	Share in dividends	Lease revenue (fixed / variable)	Lease revenue (fixed / variable)
Developer contribution	Develop, operate, and maintain the site; infuse cash whenever necessary	Develop, operate, and maintain the site; infuse cash whenever necessary	Develop, operate, and maintain the site; infuse cash whenever necessary
Developer return	Share in dividends	Net amount after lease payment	Net amount after lease payment



Recap of key investment highlights

The project is envisioned to be one of the most desired and affordable places to live in NCC



Location

The Project is located in New Clark City, one of the fastest developing cities in the country, and will significantly benefit from future national developments



Embraces the Filipino culture and heritage

The design of this residential development should embrace the Filipino culture and heritage as well as the contemporary needs and future aspirations of Filipino women and men



Financial returns

The Project is expected to generate significant revenues and operating cash flows throughout its operating period



Aligned with the country's priorities

The Project is in line with the strategies and objectives of Philippine Development Plan (PDP); accelerating infrastructure development; and ensuring ecological integrity, clean and healthy environment




Benefit to local and national government

The Project will result in inherent benefit to the local and national government, by generating jobs, new business and as an additional source of revenue



Q & A



Closing Remarks

The strength of a nation derives from the integrity of the home.

- Confucius





Thank you