



# Community-Based Housing Finance Initiatives

The Case of Community Mortgage Programme  
in Philippines



**UN****HABITAT**  
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The Case of Community Mortgage programme  
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UN  HABITAT

## **The Human Settlements Financing Tools and Best Practices Series**

Community-based Housing Finance Initiatives –  
The Case of Community Mortgage Programme in Philippines

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# ABBREVIATIONS AND ACRONYMS

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CA	Community Association
CBTAP	Community-Based Tenure Assistance Program
CDA	Cooperative Development Authority
CER	Collection Efficiency Rate
CMP	Community Mortgage Program
CLASP	Community Land Acquisition Support Program
FIES	Family Income and Expenditure Survey
GFI	Government Financial Institution
GLAD	Group Land Acquisition and Development
GSIS	Government Service Insurance System
HDMF	Home Development Mutual Fund
HGC	Home Guaranty Corporation
HLURB	Housing and Land Use Regulatory Board
HUDCC	Housing and Urban Development Coordinating Council
LTAP	Land Tenure Assistance Program
MTPDP	Medium-Term Philippine Development Plan
NHA	National Housing Authority
NHMFC	National Home Mortgage Finance Corporation
NSP	National Shelter Program
RROW	Road Right of Way
SEC	Securities and Exchange Commission
SHFC	Social Housing Finance Corporation
SSS	Social Security System
TCT	Transfer of Certificate Title
UDHA	Urban Development and Housing Act
UHLP	Unified Home Lending Program

## FOREWORD

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The global housing crisis, especially in the developing world, is getting worse by the day making the right to adequate shelter a quest that is becoming more and more difficult to meet, despite the targets set by the Millennium Development Goals.

Such is the rate of urbanization – the influx of people into towns and cities, and their natural growth – that the world has now reached a point where for the first time now, half the global population lives in towns and cities.

By the year 2050, six billion people – two-thirds of humanity – will be living in towns and cities. And as urban centres grow, the locus of global poverty is moving into towns and cities, especially into the burgeoning informal settlements and slums, of the developing world. In the developing world, this is happening so fast that slums are mushrooming in what is termed the urbanization of poverty.

And for this, we need innovative governance, and local thinking and reporting if we are to bring hope to the urban poor. Equally importantly, we need to support our towns and cities, indeed our countries, to adopt pro-poor policies and strategies that will obviate the need for further slum creation.

It is against this background, that the Human Settlements Financing Tools and Best Practices series focuses on the development of know-how, knowledge and tools in human settlements financing, from which Member States can learn in delivering affordable housing to the poor.

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