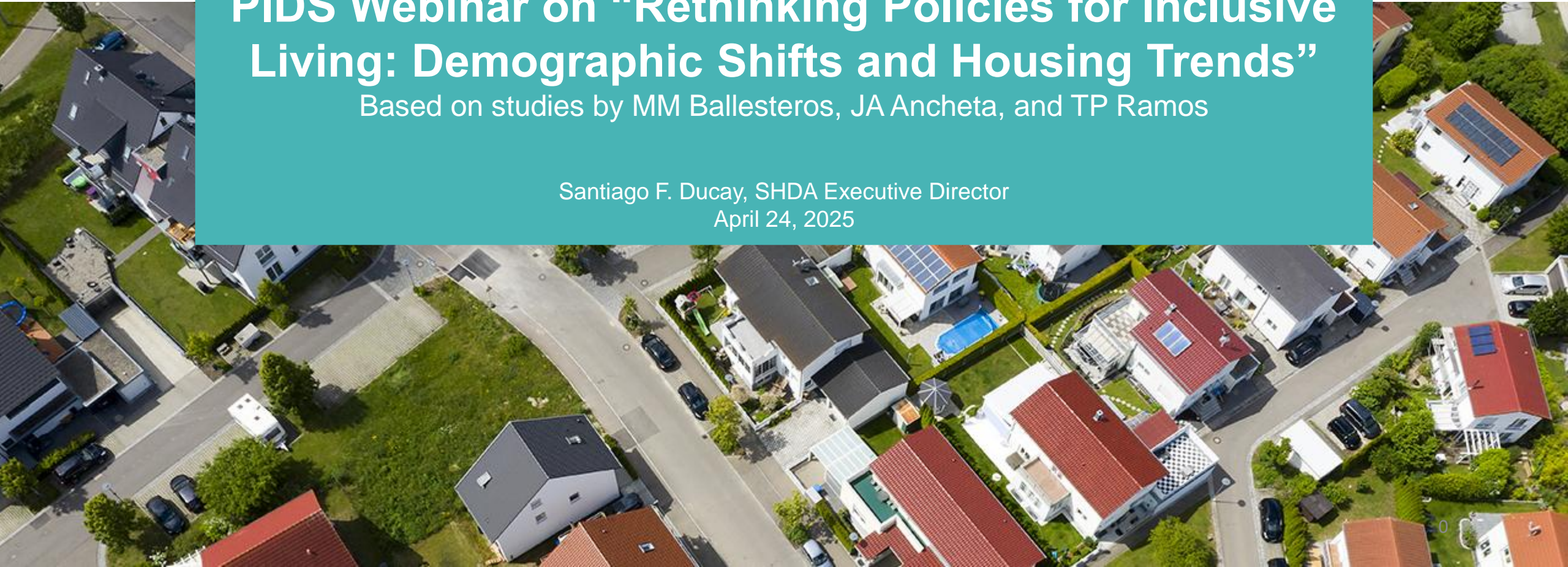




PIDS Webinar on “Rethinking Policies for Inclusive Living: Demographic Shifts and Housing Trends”

Based on studies by MM Ballesteros, JA Ancheta, and TP Ramos

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REACTION

The findings and insights from “Demographic Trends and Housing Patterns in the Philippines” and “Determinants in the Formation of Extended and Multifamily Households in the Philippines” are important considerations in the crafting of responsive policies and programs for sustainable housing and urban development, as well as in overall development goals and objectives.

1. Disaggregation of generational categories

- ✓ **Housing preferences in terms of specific age groupings and socio-economic classification (i.e., young professionals, middle age, and the elderly)**
- ✓ **Each category will have different concepts on sustainable housing.**
- ✓ **There is a need to examine how these affect the housing need and demand.**
- ✓ **Market segment is important for the private sector to determine design of program and development.**

2. Impact of delayed marriage due to different factors

- ✓ **Individual preference, improvement in life expectancy, economic volatility**
- ✓ **This will also have an effect on housing need and demand and the overall design of housing interventions**
- ✓ **The sizes and standards of housing**
- ✓ **Homeownership vis-à-vis rental housing and other innovative modes of acquisition, usufruct, sweat equity, community-based, cooperative housing**

3. Ageing Population

- ✓ **Population characteristic in 2040 going from pyramid to tree-like structure with a narrow base.**
- ✓ **Gear forward-looking policies and programs towards the welfare of the elderly (60+).**
 - ✓ **retirement villages**
 - ✓ **accessible and responsive medical care**
 - ✓ **comprehensive approach on the design and location of housing developments (PWD-friendly and BPB 344/Accessibility Law compliant, etc.)**

4. Artificial Intelligence (AI)

- ✓ **If we speak about the future, we cannot discount AI as an influence in family formation and dynamics.**
- ✓ **Innovation in medical care which will increase life expectancy**
- ✓ **Job insecurity which causes displacement**
- ✓ **Data-gathering and analytics**

5. Rural to urban migration pattern remains the same

- ✓ **Policies on urban development and integrated area approach on New Town Development**
- ✓ **Rental housing and sustainable housing facilities to house urban migrant workers**
- ✓ **Identify which areas are exhibiting out-migration and in-migration**
- ✓ **Focus policies and programs relating not just on employees' protection but also the demand for housing and other basic related services**

6. Decline on household formation among young adults

- ✓ **The advent of technology and internet might also give rise to early cohabitation of young adults and possibly teenage pregnancy.**
 - ✓ **Policy programs and interventions in this regard are needed.**
- ✓ **Demand for living spaces for single households such as condominiums and rental housing.**

7. A third of population with households of size 6 and above members, despite decreases in total fertility rate (TFR)

- ✓ **There is a need to examine the demographic and socio-economic characteristics of these segment of population, and**
- ✓ **More importantly, the value they attach to having children.**
 - ✓ **i.e. to break away from poverty, to take care of them in old age, to help them in the farm, and the joy of seeing the children grow up and other cultural values.**

8. Preference for small households

- ✓ Not just reflective of housing space and size, but economic reason in general.
- ✓ Relatedly, increases in single households and non-family households can be accompanied by shift in housing financing – policies and modes of acquisition.
 - ✓ e.g. allowing loan-tacking not just for related individuals by consanguinity but are friends and other arrangements

9. Increase in the percentage of workers with place of work different from place of residence

- ✓ **The need to further examine this important indicator as this has bearing on location of housing, developments, and investments**
- ✓ **Also, findings are important in equitable distribution of population and development especially in the countryside**
- ✓ **The concept of work-from-home arrangement**

10. Distribution of Households by Household Type

- ✓ **Singular, nuclear, extended/multifamily, non-related**
- ✓ **Extended/multifamily gives us a glimpse of doubled-up households which is a big chunk of the overall housing need.**
- ✓ **An area of policy and program intervention**
- ✓ **Utilization of housing stock – foreclosed housing of government and POGO facilities**

11. Components of Extended and Multifamily Households, 2020

- ✓ **Householder lives with:**
 - ✓ **Own family**
 - ✓ **Root family**
 - ✓ **Other relatives (non-own/non-root family)**
- ✓ **Has highlighted the positive effects of these changes in the society**
 - ✓ **Resource-sharing opportunity**
 - ✓ **Support for members needing assistance: young female adults, elderly, and young families with children**

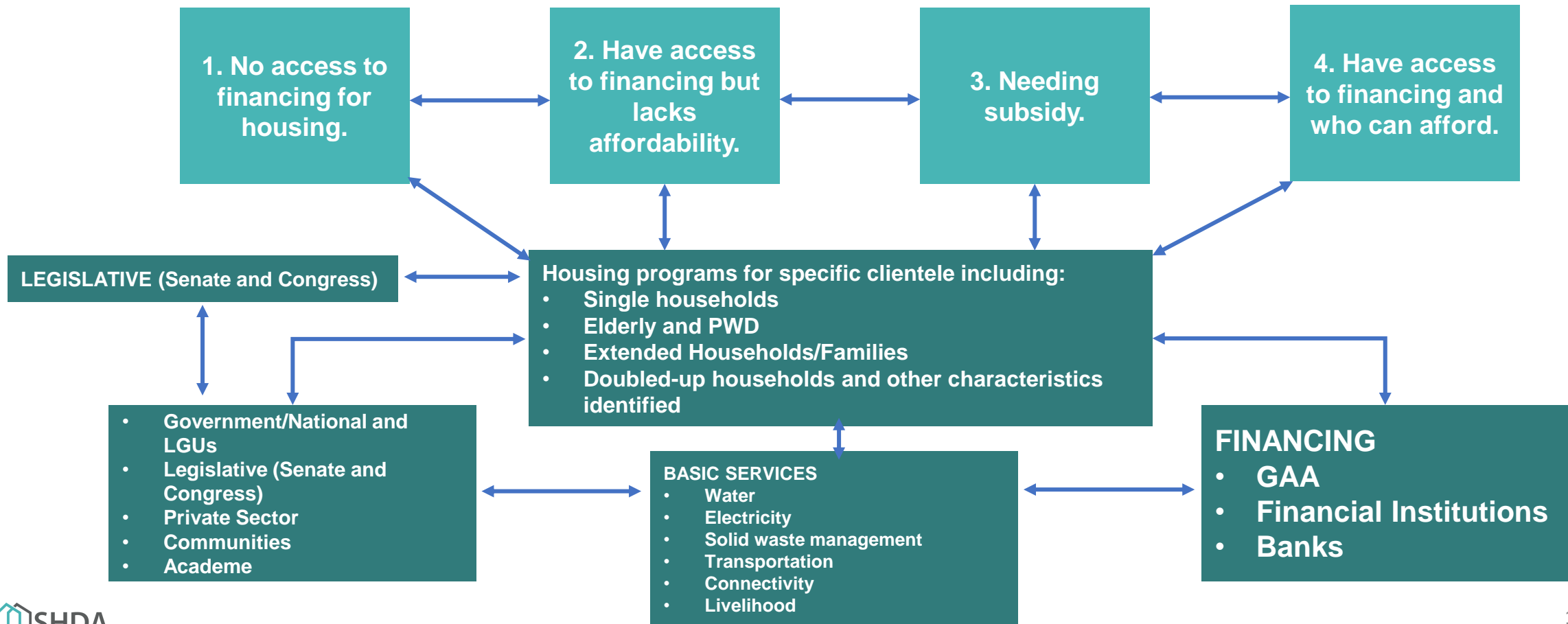
12. On METHODOLOGY

- ✓ **Caution some limitations on regression analysis**
- ✓ **Validations in assumptions on linearity and independence of indicators**
- ✓ **To prevent misinterpreting relationships between variables and misleading conclusion**

A menu of policy options to housing

DIAGRAM ON SUSTAINABLE HOUSING INTERVENTIONS

Disaggregation of housing interventions and programs geared to specific demographic and socio-economic characteristics.



The role and responsibilities of the private sector can be highlighted.

An aerial photograph of a residential neighborhood serves as the background for the lower half of the image. The view shows a variety of housing styles, including single-story houses with red roofs, multi-story apartment buildings, and some buildings with solar panels on their roofs. A road with a yellow truck and other vehicles is visible on the left side. The overall scene is a mix of greenery and urban development.

THANK YOU!