

**Abstract: SLUM UPGRADING AND URBAN RENEWAL
OF THE NATIONAL GOVERNMENT CENTER**

*“For I was hungry and you gave me food, I was thirsty and you gave me drink. I was a **stranger** and you welcomed me, **naked** and you clothed me....” “The King will answer them: ‘I assure you, as often as you did it for one of my least brothers, you did it for me’” (NAB, Mt. 25: 35-36; 40).*

Inspired by the above passage, the author saw the urgent need for shelter in his parish. He decided to involve himself and inspired the people to fight for their rights to acquire decent dwellings. He then conducted a study to evaluate the government-housing program, called the “National Government Center Housing Project,” particularly, the People’s Housing Alternative for Social Empowerment-Land Acquisition Development Program (PHASE-LADP) at the West Side of Commonwealth Avenue, Quezon City. The results of the study are presented in this book entitled: *Slum Upgrading and Urban Renewal of the National Government Center* where the author narrates his active participation in the struggle of the members of his parish community to acquire their individual land titles and seek security of tenure that frees them from threats of eviction or demolition. The author also chronicles actual experiences of struggle of the homeless and landless and juxtapose them with the theories and concepts of good governance particularly those related to housing and land titling, namely, transparency, predictability, participation and accountability and feedback from the program beneficiaries and the researcher. He likewise probes for the causes of the housing problem and the various government approaches, ranging from the traditional approach of eviction, relocation and resettlement of squatters to a new area, to innovative and non-conventional approaches, like improvement of sites-and-services, production of housing units, provision of housing finance schemes for land tenure, site development, and house improvement to solve the problem. Finally, the author suggests a partnership between the government, business, individual beneficiaries, and homeowner associations toward an effective and efficient implementation of the program.