



SHFC multistory housing for 10,400 Misamis Oriental families breaks ground

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SHFC President and CEO Federico Laxa and RGI Realty Chairman Romeo Jalosjos, Sr. lead the groundbreaking of Valley View Townships in Tagoloan, Misamis Oriental, one of SHFC's first 4PH projects.

A multistory housing project that will benefit 10,400 families will soon rise in Barangay Sta. Ana, municipality of Tagoloan, Misamis Oriental. On April 2, a groundbreaking was held for the construction of Valley View Townships, a shelter initiative of the Social Housing Finance Corporation (SHFC) under President Ferdinand Marcos, Jr.'s Pambansang Pabahay Para sa Pilipino (4PH) Housing Program, which seeks to address the 6.5 million housing backlog in the country.

To be constructed by RGI Realty Corporation, the multi-billion peso township project that SHFC will finance is expected to benefit workers in Tagoloan and nearby areas, including employees in the municipality's 3,000-hectare PHIVIDEC Industrial Park. The said economic zone is home to several dozens of major local and international companies that employ workers in the manufacturing and service sectors. These include San Miguel Brewery Inc., San Miguel Foods, Inc., Purefoods-Hormel Co., and Petron Corporation, to name a few.

Each of the 25 towers in the township will consist of 13 floors with 32 units at each level. The township will feature amenities such as commercial areas, greenspaces, clubhouse, chapel, children's playground and various facilities for community socialization and basic services. This is consistent with the vision of DHSUD Secretary Jose Rizalino Acuzar to build not just houses but resilient and self-contained communities where families can enjoy a high quality of life. To give future residents adequate options tailored to their needs, each building offers a mix of 25 and 27 square meter-units. Valley View Townships is expected to be completed within the next three years.

SHFC President and CEO Federico Laxa said monthly amortizations will be affordable for the beneficiaries because interest subsidy will be provided. Also, a graduated repayment scheme – where monthly repayments in the first years are kept low and allowed to increase only gradually in later years – will be implemented. He likewise explained that aside from the provision of sustainable settlements, the project will generate multiplier effects in terms of business and employment. Valley View Townships is projected to deliver billions of pesos in jobs and investments. Moreover, this will result in additional revenues for the local government from real property taxes. Indeed, the backward and forward linkages that will be created among various industries and agencies as a result of the massive construction in this project will certainly lead to local and regional economic development.

"Ang Tagoloan at mga karatig-pook nito ay makikinabang din sa dagdag na trabaho para sa site development at construction, sa benta ng mga materyales, furniture, at appliances," Laxa noted. "Ang mga trabahante mismo ay mangangailangan ng pagkain kaya pati malilit na karinderya ay mag-uusbungan. Lahat makikinabang – malaki o malit na negosyante man. Malawak po ang benepisyo na magagawa ng proyektong ito sa pagpapalago ng inyong ekonomiya."



Front perspective of Valley View Residences, which will consist of 416 units across 25 buildings

RGI Realty Chairman Romeo Jalosjos, Sr. thanked and reiterated his support for SHFC for the fruition of the project, which will help power economic growth in the municipality. He shared that Valley View Townships is the largest undertaking under his belt and expressed hope that the township will help Tagoloan attain city status.

Misamis Oriental 2nd District Rep. Yevgeny Vincente "Bambi" Emano explained that the economic impact of this project does not end upon the completion of the housing units. "This will not only be a development of structure but a development of economic activities," he said, emphasizing that there will be a flow of household incomes and spending once the township is established.

Echoing the sentiment, Tagoloan Mayor Atty. Nadya Emano-Elpe expressed excitement over the economic opportunities that Valley View Townships will bring to her constituents. "We are grateful for this collaboration given that housing is one of our major concerns in our municipality," she added.

For his part, Misamis Oriental Gov. Peter Unabia expressed hope that such a massive project and economic stimulus will be replicated in other parts of the province, especially in fast-urbanizing areas near the airport and seaports while SAGIP Partylist Rep. Rodante Marcoleta sent a congratulatory video message that stressed his confidence in the ability of the developer to get the job done.

The groundbreaking ceremony was held less than two months after SHFC and RGI Realty entered into a memorandum of understanding to collaborate in the development of the project.

SHFC Executive Vice President Atty. Junefe Payot, SHFC Operations Senior Vice President Atty. Ronaldo Saco, SHFC Northwestern Mindanao Vice President Engr. Felman Gilbang, SHFC Cagayan de Oro Manager Janet Lumayag graced the event.

Also present during the ceremony were Cagayan de Oro 1st District Rep. Lordan Suan, Dapitan Mayor Seth Frederick "Bullet" Pal Jalosjos, Tagoloan Councilor Yevonna Yacine "Yvy" Emano, former Zamboanga del Norte Rep. Cesar Jalosjos, DHSUD Region 10 Director Ariel Abragan, Landbank Lending Center Head Ronaldo Tumanda, and Pag-IBIG Fund Area Manager Rey Cue.

SHFC, a key shelter agency under the Department of Human Settlements and Urban Development, is the main implementer of the 4PH. The flagship housing program aims to build 1 million housing units every year until 2028. Aside from Valley View Townships, SHFC has seven other 4PH projects as of April in Pampanga, Tarlac, Manila, Davao, and South Cotabato, two of which also have ongoing developments.



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