

National Housing Authority Projects in the Philippines: A Structured Narrative Literature Review and Policy Implications

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Abstract

The National Housing Authority (NHA) plays a pivotal role in delivering public housing programs in the Philippines; however, existing evidence on program implementation remains fragmented across diverse geographical settings, policy contexts, and methodological approaches, limiting an integrated understanding of the factors shaping housing outcomes. This study synthesizes the literature on NHA housing projects to examine recurring implementation patterns and develop evidence-informed policy implications for strengthening public housing governance. A structured narrative literature review, guided by the PRISMA 2020 reporting framework, was undertaken to identify, screen, and synthesize 22 relevant studies published between 2016 and 2026. The included literature was analyzed using thematic synthesis to integrate evidence across heterogeneous research designs. The thematic synthesis generated seven interrelated analytical themes: the evolution of NHA programs, housing quality and physical infrastructure, beneficiary satisfaction and residential well-being, livelihood and economic opportunities, accessibility to essential services, governance and community participation, and implementation challenges. Governance functions as the integrating mechanism linking housing quality, service accessibility, livelihood opportunities, and community participation, while challenges arise from systemic institutional and socioeconomic constraints rather than isolated operational deficiencies. These findings suggest that the effectiveness of NHA housing programs depends on integrated policy implementation that aligns physical infrastructure with governance capacity, socioeconomic development, and long-term community sustainability. By consolidating fragmented evidence into a coherent framework, this review provides a stronger conceptual foundation for evidence-informed housing policy, public housing governance, and future research on NHA programs in the Philippines.

Keywords: Community Development, Housing Governance, Policy Implementation, Socialized Housing, Thematic Synthesis.

1. Introduction

The National Housing Authority (NHA) serves a foundational function in the execution and administration of state-sponsored residential initiatives within the Philippines (Presidential Decree No. 757, 1975). Housing is increasingly recognized as a multidimensional public policy issue that extends beyond the provision of physical shelter to encompass human well-being, public health, social inclusion, and sustainable development. Beyond ensuring that individuals possess adequate housing, contemporary housing initiatives are increasingly viewed as mechanisms for improving quality of life, strengthening communities, and promoting inclusive urban development (Pimentel, 2023; Reginio & Agcaoili, 2024). This broader perspective reflects the growing recognition that housing outcomes are shaped not



only by the availability of residential units but also by the social, economic, and institutional environments in which communities develop.

Within the Philippine context, housing affordability remains a persistent constraint on the effectiveness of socialized housing programs (Arcilla, 2023). However, the literature suggests that affordability alone does not determine housing success. Residential relocation has a major impact on household well-being, with beneficiaries' quality of life influenced by the adequacy of housing conditions, access to essential services, and opportunities for socioeconomic mobility (Austria et al., 2017).

This review was guided by three interrelated research questions. First, it sought to identify the recurring themes that characterize the implementation of National Housing Authority housing programs in the Philippines. Building on this, it examined how governance, housing quality, accessibility, livelihood, and community participation interact to shape the sustainability of these programs. Finally, drawing on the synthesized literature, the review aimed to derive evidence-informed policy implications that could strengthen NHA housing governance and implementation.

2. Literature Review

A recurring observation across the literature is that the sustainability of relocation programs depends on the interaction between housing quality, infrastructure provision, accessibility, and livelihood opportunities. Deficiencies in basic amenities, delayed access to utilities, limited employment opportunities, and inadequate community infrastructure have been consistently associated with reduced residential satisfaction and increased socioeconomic burdens among relocated households (Arcilla, 2018; Collado & Orozco, 2020).

Similarly, relocation communities are increasingly understood as evolving social environments that require continuous institutional support and adaptive governance rather than one-time housing interventions (Lauer et al., 2026). These findings reinforce the view that successful resettlement extends beyond physical relocation and requires sustained investments in community development and service delivery.

The literature further highlights that housing implementation is fundamentally shaped by governance and institutional capacity. Increasing urbanization, disaster-related displacement, and the expansion of informal settlements continue to intensify housing demand while placing greater pressure on public institutions responsible for housing delivery. Effective governance, including transparent local housing policies, institutional accountability, stakeholder collaboration, and coordinated decision-making, has been identified as a critical determinant of successful resettlement and sustainable community development (Abante, 2021; Ballesteros & Ancheta, 2018; Carrasco et al., 2016). Taken together, these studies suggest that housing programs should be understood as collaborative governance initiatives requiring coordinated action among national agencies, local government units, and affected communities.

Recent research also reflects an important shift in housing policy from a predominantly infrastructure-oriented approach toward integrated and people-centered community development. Emerging evidence advocates housing policies that incorporate adaptive management, economic responsiveness, environmental resilience, and recognition of the broader social meaning of home (Cuaton et al., 2026; Michael et al., 2024; Pormon et al., 2023).

Although several of these studies were conducted outside the Philippines, they provide governance and housing policy frameworks that closely parallel the institutional challenges

observed in NHA projects. Their inclusion enables comparison between Philippine experiences and broader international evidence on sustainable public housing implementation.

This perspective is further supported by studies emphasizing the need for reforms in land and housing markets to improve affordability (Magno-Ballesteros et al., 2022), comprehensive principles for post-disaster housing reconstruction that prioritize participatory planning and accountability (Maly, 2017), and recovery frameworks that recognize the complex interactions among institutions, infrastructure, markets, and affected communities (Schofield et al., 2019). Likewise, sustainable housing initiatives increasingly emphasize inclusive construction approaches that address the needs of low-income households (Salzer et al., 2016).

Within this policy environment, the NHA remains the principal government agency responsible for implementing public housing programs for low-income households, informal settler families, and communities displaced by disasters and government infrastructure projects. Consequently, NHA projects have generated a growing body of scholarly and institutional literature examining diverse dimensions of implementation, including housing quality, beneficiary satisfaction, accessibility to essential services, livelihood opportunities, institutional coordination, environmental conditions, and community participation.

Recurring concerns continue to emerge across relocation communities, particularly regarding limited livelihood opportunities resulting from the remoteness of relocation sites (Ong et al., 2016), the physical and social inaccessibility of many resettlement areas (Ballano, 2017), and the need for stronger community participation to sustain post-relocation governance (Iuchi & Mutter, 2020). These observations further suggest that housing sustainability depends on the interaction of physical, socioeconomic, and institutional factors rather than on housing provision alone. The literature continues to identify persistent concerns regarding rights-based resettlement implementation (Yee, 2020) and the role of social capital and community institutions in strengthening governance and reducing patronage-driven practices (Dacalos, 2025).

This review is conceptually informed by Ansell and Gash (2008) Collaborative Governance Framework, which emphasizes consensus-oriented decision-making among government agencies, local government units, civil society organizations, and affected communities. The framework provides a theoretical basis for interpreting how institutional coordination, stakeholder participation, and shared governance influence the implementation and long-term sustainability of NHA housing programs. It also supports the thematic synthesis by explaining governance as an integrating mechanism linking housing quality, accessibility, livelihood, and community participation.

In this review, adaptive governance refers to the ability of institutions to adjust policies, management strategies, and stakeholder coordination in response to changing social, environmental, and administrative conditions. Institutional capacity refers to the ability of public institutions to mobilize financial, human, organizational, and technical resources necessary for the effective planning, implementation, monitoring, and sustainability of housing programs.

Previous studies have generated valuable insights into housing quality, governance, beneficiary satisfaction, accessibility, and livelihood, but they have largely examined these dimensions in isolation. Many studies rely on single-site case studies, limiting the generalizability of their findings across different relocation settings. Sample sizes and research designs also vary considerably, while relatively few studies adopt comparative, longitudinal, or mixed-method approaches capable of examining long-term implementation outcomes.

Consequently, policymakers lack an integrated evidence base that explains how this implementation factors interact to influence the long-term success of NHA housing programs. This fragmentation has limited the development of comprehensive policy frameworks capable of addressing the interconnected institutional, physical, and socioeconomic challenges affecting public housing implementation in the Philippines.

3. Methods

3.1. Research Design

This study employed a structured narrative literature review to synthesize existing evidence concerning NHA projects in the Philippines and to identify policy implications relevant to public housing governance and implementation. The review was designed to integrate findings from diverse forms of scholarly evidence, including empirical research, government reports, policy documents, and academic theses that examined various dimensions of NHA housing projects.

A structured narrative literature review was selected because the existing body of evidence encompasses heterogeneous research designs, study settings, and approaches that cannot be meaningfully combined through statistical synthesis. Rather than estimating pooled effects, the review seeks to examine how previous investigations across the literature explain the program implementation, outcomes, and governance of NHA housing projects. This approach facilitates the identification of recurring concepts, converging and diverging findings, methodological trends, and evidence-informed policy implications across the literature.

This study employed a systematic literature review with narrative synthesis, which is a recognized methodology in the social sciences. PRISMA 2020 was used to guide the identification, screening, eligibility assessment, and reporting of the literature, while thematic narrative synthesis was employed to integrate findings across heterogeneous study designs.

3.2. Literature Search Strategy

A comprehensive literature search was conducted to identify publications relevant to NHA housing projects in the Philippines. The search strategy was designed to maximize the retrieval of pertinent literature while maintaining transparency and consistency throughout the review process. Multiple electronic databases, institutional repositories, and government publication sources were consulted to capture both peer-reviewed and authoritative gray literature that addressed the objectives of the review.

The search strategy combined controlled vocabulary and free-text keywords representing the principal concepts of the study. Search terms focused on the NHA, government housing programs, socialized housing, public housing, relocation, beneficiary experiences, housing policy, governance, community development, and related concepts. Boolean operators (AND, OR) were applied where appropriate to refine search results and improve retrieval efficiency. Reference lists of selected publications were also examined to identify additional relevant studies that were not captured during the initial database search.

The search strategy was documented to promote transparency and facilitate reproducibility. Details regarding the databases consulted, the search terms employed, the publication period, and the study selection procedures are summarized in Table 1.

Table 1. Literature Search Strategy

Component	Description
Databases	Google Scholar, Scopus, Web of Science, Phil-E Journal, institutional repositories, government publications
Search Period	May to June 2026
Language	English
Publication Month/Year	January 2016–June 2026
Search Fields	Title, Abstract, Keywords, Full-text publications
Search Terms	National Housing Authority; NHA; government housing programs; socialized housing; public housing; relocation; beneficiary experiences; housing policy; governance; community development
Additional Search	Manual review of reference lists and institutional publications
Source: Authors' compilation	

3.3. Eligibility Criteria

The inclusion and exclusion criteria are summarized in Table 2 and were applied during the study selection process. Publications were included when they directly examined NHA projects or related housing policy issues in the Philippine context, while studies that did not meet the predefined criteria were excluded.

Table 2. Inclusion and Exclusion Criteria

Inclusion Criteria	Exclusion Criteria
Philippine context	Non-Philippine housing studies without relevant comparison
NHA projects	Studies unrelated to NHA
Full-text publications	Abstract-only publications
Peer-reviewed articles	Editorials and opinion papers
Government reports	News articles
Academic theses and dissertations	Duplicate records
English language	Publications lacking sufficient methodological information

Source: Authors' compilation

3.4. Study Selection Process

The identification and selection of relevant literature followed a structured, multistage process guided by the reporting principles of PRISMA 2020. The procedure consisted of four sequential stages: identification, screening, eligibility assessment, and final inclusion. During the identification stage, records retrieved from electronic databases and additional sources were compiled into a single database. Duplicate publications were subsequently identified and removed prior to screening.

The screening stage involved an initial review of titles and abstracts to determine the apparent relevance of each publication to the objectives of the review. Studies that clearly failed to satisfy the inclusion criteria were excluded at this stage. Publications retained after screening underwent full-text assessment during the eligibility stage. Each article was evaluated against the predetermined eligibility criteria. Particular attention was given to the study context, research focus, methodological relevance, and contribution to understanding NHA housing projects. Only publications satisfying all eligibility criteria were included in the final synthesis. The complete selection procedure is presented through a PRISMA-style flow diagram to enhance transparency and enable readers to understand how the evidence base was established.

Table 3. PRISMA-Guided Study Selection

PRISMA Stage	Number of Records
Records identified through database searching	n = 185
Additional records identified through other sources	n = 22
Total records identified	n = 207
Duplicate records removed	n = 31
Records screened (title and abstract)	n = 176
Records excluded	n = 118
Full-text articles assessed for eligibility	n = 58
Full-text articles excluded (with reasons)	n = 36
Studies included in the review	n = 22

Note: The values represent the number of records retained at each stage of the PRISMA-guided study selection process.

Source: Authors' compilation

Table 4. Analytical Synthesis of the Evidence Supporting the Seven Themes

Theme	Principal Supporting Studies	Focus of the Evidence
Evolution of NHA Programs	Arcilla (2018, 2023); Ballesteros & Ancheta (2018); Cuaton et al. (2026); Magno-Ballesteros et al. (2022); Michael et al. (2024)	Demonstrates the evolution of public housing policy from housing provision toward affordability, institutional reform, adaptive governance, and sustainable community development.
Housing Quality and Physical Infrastructure	Arcilla (2018); Collado & Orozco (2020); Lauer et al. (2026); Maly (2017); Salzer et al. (2016)	Indicates that housing sustainability is influenced by the quality of residential infrastructure, construction standards, and the adequacy of the built environment.
Beneficiary Satisfaction and Residential Well-being	Austria et al. (2017); Iuchi & Mutter (2020); Pimentel (2023); Pormon et al. (2023); Reginio & Agcaoili (2024)	Shows that housing outcomes extend beyond occupancy to encompass residential satisfaction, social inclusion, and quality of life.
Livelihood and Economic Opportunities	Arcilla (2018); Collado & Orozco (2020); Ong et al. (2016); Schofield et al. (2019)	Shows that employment access and economic recovery are critical determinants of the long-term sustainability of relocation communities.
Accessibility to Essential Services	Austria et al. (2017); Ballano (2017); Collado & Orozco (2020); Lauer et al. (2026); Ong et al. (2016)	Highlights that access to utilities, transportation, healthcare, education, and other essential services shapes the functionality and sustainability of resettlement communities.
Governance and Community Participation	Abante (2021); Ballesteros & Ancheta (2018); Carrasco et al. (2016); Dacalos (2025); Iuchi & Mutter (2020); Yee (2020)	Establishes governance, stakeholder collaboration, participation, accountability, and institutional coordination as fundamental drivers of effective housing delivery.
Implementation Challenges	Arcilla (2018); Ballano (2017); Dacalos (2025); Lauer et al. (2026); Schofield et al. (2019); Yee (2020)	Identifies recurring structural, institutional, and socioeconomic barriers that constrain the effectiveness and sustainability of public housing programs.

Source: Authors' compilation

The representative studies are not mutually exclusive. Individual publications frequently contributed evidence to multiple themes because NHA housing implementation encompasses interrelated policy, governance, physical, socioeconomic, and community dimensions. Some studies appear under more than one theme to accurately reflect their contribution to the thematic synthesis.

The thematic synthesis yielded seven interrelated analytical themes that explain the public housing governance and implementation of NHA housing projects in the Philippines. The themes demonstrate that housing outcomes are shaped by the interaction of policy evolution, housing quality, beneficiary well-being, livelihood opportunities, accessibility to essential services, governance, and implementation challenges. Rather than representing independent dimensions, the synthesized evidence indicates that these themes are mutually reinforcing and influence the effectiveness and sustainability of public housing programs. This thematic organization provides the basis for the succeeding synthesis by integrating diverse findings into a coherent understanding of NHA program performance and serves as the foundation for the evidence-informed policy implications presented in this review.

3.5. Full-Text Eligibility Assessment

Following title and abstract screening, 58 full-text publications were assessed for eligibility. Each article was evaluated against the predetermined inclusion and exclusion criteria, with particular attention to its relevance to NHA projects, methodological adequacy, study context, and alignment with the objectives of the review. Of these, 36 publications were excluded because they did not satisfy one or more eligibility criteria. The most common reasons for exclusion were the absence of a direct focus on NHA projects, limited relevance to the review objectives, insufficient methodological information, studies conducted outside the Philippine context, duplicate publications, and incomplete conference papers. 22 studies met all eligibility requirements and were included in the thematic synthesis.

3.6. Data Extraction

Data extraction was undertaken using a standardized extraction framework to promote consistency across the included studies. Rather than collecting information solely for descriptive purposes, the extraction process emphasized variables relevant to thematic synthesis and policy analysis. This approach enabled comparisons across studies despite differences in research design and methodological orientation. The extracted information included publication characteristics, study context, methodological features, thematic focus, principal findings, reported challenges, and policy recommendations. Recording these variables in a structured format facilitated subsequent comparison and integration across the evidence base.

Table 5. Data Extraction Framework

Variable	Description
Author(s)	Publication author(s)
Year	Publication year
Study Location	Province, city, or region
Study Design	Qualitative, quantitative, mixed methods, review, policy analysis
Study Focus	Primary topic investigated
Key Findings Reported	Principal conclusions
Implementation Challenges	Reported barriers or limitations
Policy Recommendations	Recommendations proposed by the authors

Source: Authors' compilation

3.7. Data Synthesis and Analysis

The included studies were analyzed through thematic synthesis, an interpretive approach that integrates qualitative and quantitative evidence into higher-order themes. Instead of summarizing the studies in a sequential manner, the synthesis aimed to identify conceptual relationships across the literature to create a comprehensive understanding of NHA housing projects. The process involved repeatedly reading the included studies, systematically coding recurring concepts, comparing findings across different publications, developing descriptive themes, and refining these into broader themes.

Throughout the synthesis, careful attention was given not only to areas of agreement but also to contrasting findings, contextual variations, and methodological differences that could influence interpretation. The themes were developed through an iterative process and organized to address the study objectives while providing a coherent framework for interpreting the evidence. This approach prioritizes evidence integration over individual study descriptions, thereby supporting the formulation of policy implications based on the collective body of literature.

4. Results and Discussion

4.1. Research Results

Following the PRISMA-guided identification, screening, and eligibility assessment, the included studies were synthesized using thematic analysis. Although the included publications varied in research design, geographical context, and focus, they examined the implementation and outcomes of NHA housing projects in the Philippines. The evidence was integrated to identify recurring patterns, areas of convergence and divergence, and broader implications for housing policy and governance.

The thematic synthesis yielded seven interrelated themes that explain the evolution of NHA programs, housing quality and physical infrastructure, beneficiary satisfaction and residential well-being, livelihood and economic opportunities, accessibility to essential services, governance and community participation, and implementation challenges. Table 4 summarizes the representative studies underpinning each synthesized theme.

4.1.1. Evolution of NHA Programs

The NHA housing programs have progressively evolved from addressing housing shortages toward broader governance and policy interventions that integrate housing affordability, institutional reform, adaptive governance, and community development. This evolution is consistently reflected in studies by Arcilla (2023), Ballesteros and Ancheta (2018), Cuaton et al. (2026), Magno-Ballesteros et al. (2022), and Michael et al. (2024). These studies indicate that public housing has transitioned from a construction-oriented approach to a more comprehensive development strategy that emphasizes long-term sustainability, policy responsiveness, and coordinated institutional implementation.

4.1.2. Housing Quality and Physical Infrastructure

Housing quality consistently emerged as a key determinant of the effectiveness and long-term sustainability of NHA housing programs. Evidence synthesized from the studies of Arcilla (2018), Collado and Orozco (2020), Lauer et al. (2026), Maly (2017), and Salzer et al. (2016) indicates that adequate infrastructure, construction quality, environmental safety, and post-occupancy maintenance collectively influence residential well-being and community sustainability. Rather than evaluating structural adequacy alone, the reviewed studies examine infrastructure provision, construction standards, environmental conditions, post-

disaster reconstruction, and post-occupancy maintenance as interrelated components of residential sustainability. The evidence suggests that housing quality reflects both the physical integrity of the built environment and its capacity to support long-term community well-being.

4.1.3. Beneficiary Satisfaction and Residential Well-Being

Beneficiary satisfaction extends beyond the physical characteristics of housing to encompass security, accessibility, social inclusion, and overall quality of life, as demonstrated by the studies by Austria et al. (2017), Pimentel et al. (2023), Pormon et al. (2023), and Reginio and Agcaoili (2024). Supporting evidence from Iuchi and Mutter (2020) further suggests that meaningful community participation contributes to positive residential experiences and strengthens long-term community well-being. The synthesized evidence positions beneficiary satisfaction as a multidimensional indicator of housing sustainability rather than a measure of housing occupancy alone.

4.1.4. Livelihood and Economic Opportunities

Sustainable housing outcomes depend heavily on the availability of stable livelihood opportunities following relocation. The reviewed literature from Arcilla (2018), Collado and Orozco (2020), and Schofield et al. (2019) consistently demonstrates that access to employment, transportation, and local economic activities strengthens household resilience, whereas limited economic opportunities increase the risk of financial instability and reduce the long-term sustainability of relocation communities. Ong et al. (2016) found that relocation sites distant from employment opportunities reduced long-term household economic stability. The literature suggests that housing interventions are more sustainable when accompanied by strategies that strengthen beneficiaries' economic resilience and capacity for self-sufficiency.

4.1.5. Accessibility to Essential Services

Access to essential services constitutes an essential dimension of successful housing implementation, as synthesized by the studies of Ballano (2017), Collado and Orozco (2020), Lauer et al. (2026), and Ong et al. (2016). Rather than emphasizing geographic proximity alone, the reviewed studies assess access to transportation, healthcare, education, utilities, markets, and government services as indicators of community functionality and residential sustainability. Austria et al. (2017) reported that uneven access to basic services affected beneficiaries' well-being. The evidence indicates that integrating housing developments with essential public services substantially enhances the long-term effectiveness of relocation communities.

4.1.6. Governance and Community Participation

Literature consistently identifies governance as a central determinant of housing outcomes, as drawn from the findings of Abante (2021), Carrasco et al. (2016), Dacalos (2025), Iuchi and Mutter (2020), and Yee (2020). The synthesized evidence emphasizes institutional coordination, stakeholder collaboration, community participation, accountability, disaster governance, and rights-based implementation as complementary elements of effective public housing management. Ballesteros and Ancheta (2018) emphasized the importance of participatory local housing boards in improving housing governance. These studies demonstrate that sustained collaboration among national agencies, local government units, and beneficiary communities strengthens implementation effectiveness and supports long-term program sustainability.

4.1.7. Implementation Challenges

Recurring implementation challenges constrain the effectiveness and long-term sustainability of NHA housing projects. These challenges are consistently highlighted by Arcilla (2018), Ballano (2017), Dacalos (2025), Lauer et al. (2026), Schofield et al. (2019), and Yee (2020). Across diverse implementation contexts, the literature consistently highlights institutional, infrastructural, socioeconomic, governance, and rights-based concerns as interconnected barriers affecting housing delivery and long-term community outcomes. Rather than representing isolated operational deficiencies, these challenges illustrate the complex and multidimensional nature of public housing implementation, reinforcing the need for integrated policy responses that extend beyond the provision of housing units.

Collectively, the seven interrelated themes show that NHA housing programs are shaped by dynamic interactions among governance, housing quality, accessibility, livelihood, and community development. Rather than operating as independent dimensions, these factors function as an integrated implementation system in which institutional capacity influences the sustainability of housing outcomes. This synthesis provides the analytical basis for interpreting the broader implications of NHA implementation discussed in the succeeding section. Representative examples and key findings from selected studies were incorporated into each thematic subsection to illustrate the evidence supporting the synthesized themes. These additions provide concrete examples while maintaining the emphasis on thematic integration rather than study-by-study reporting.

4.2. Discussion

The seven themes identified in this review function as an interconnected system rather than independent components of housing implementation. Deficiencies in one dimension can constrain progress in others, limiting the overall effectiveness of housing interventions. For example, inadequate physical infrastructure may reduce access to transportation, healthcare, education, and employment opportunities, thereby weakening household livelihoods and lowering beneficiary satisfaction. Likewise, weak governance can delay infrastructure maintenance, reduce community participation, and limit institutional coordination, further affecting the sustainability of housing programs.

This transition reflects a broader understanding of housing as a continuing development process in which program performance is assessed through long-term social, institutional, and community outcomes rather than physical infrastructure alone. The recurring implementation challenges identified across the reviewed studies reinforce this perspective. Fragmented policy responses are unlikely to produce lasting improvements. Sustainable housing implementation requires coordinated interventions that simultaneously strengthen governance, infrastructure, service accessibility, and socioeconomic opportunities. Although the included studies varied in methodological design and context, the recurrence of similar themes across qualitative, quantitative, and policy-oriented research enhances confidence in the consistency of the synthesized findings.

Broader fiscal and macroeconomic conditions also influence the governance capacity of the NHA. National budget allocations, increasing construction costs, inflation, land acquisition expenses, and competing government priorities may constrain the agency's ability to deliver high-quality infrastructure, maintain relocation sites, and provide long-term community support. Consequently, improvements in housing governance require not only institutional reforms but also adequate financial resources and sustained government investment to ensure the successful implementation of public housing programs.

Unlike previous studies that examined individual aspects of NHA housing implementation, this review synthesizes fragmented evidence into an integrated policy

perspective, demonstrating that governance serves as the coordinating mechanism linking housing quality, accessibility, livelihood, and community participation in achieving sustainable public housing outcomes.

4.2.1. Policy Implications

The following policy recommendations are derived from the synthesized evidence and are intended to strengthen NHA housing programs. The NHA should adopt an integrated planning framework that treats housing as a long-term community development initiative rather than a one-time infrastructure project by incorporating social services, environmental sustainability, and post-relocation support throughout project implementation. Program evaluation should include indicators of community sustainability, institutional coordination, and long-term beneficiary outcomes.

The NHA should strengthen quality assurance by requiring independent technical inspections before project turnover, conducting periodic post-occupancy assessments, and implementing regular maintenance programs for housing units and community infrastructure to improve safety, functionality, and durability. Regular beneficiary satisfaction assessments, supported by accessible feedback and grievance mechanisms, should be institutionalized to guide improvements in housing planning, service delivery, and community development.

To strengthen household economic resilience, the NHA should establish inter-agency livelihood committees before relocation in partnership with local government units, the Department of Labor and Employment (DOLE), the Technical Education and Skills Development Authority (TESDA), and other relevant agencies to coordinate employment assistance, skills training, entrepreneurship programs, and other livelihood initiatives, consistent with the recommendations of Dacalos (2025). Relocation sites should have reliable access to transportation, healthcare, education, potable water, electricity, sanitation, and public markets before beneficiary occupancy through strengthened coordination with local government units and service providers.

The NHA should also institutionalize formal coordination mechanisms with national agencies, local government units, civil society organizations, and beneficiary representatives while integrating participatory decision-making, transparent monitoring, and accountability throughout project implementation. Finally, the NHA should establish a comprehensive monitoring and evaluation framework that regularly assesses housing quality, governance performance, service accessibility, livelihood outcomes, and beneficiary well-being using standardized performance indicators. Findings from these evaluations should inform policy revisions, resource allocation, and institutional capacity-building to improve the long-term effectiveness, governance, and sustainability of NHA housing programs in the Philippines.

4.2.2. Limitations of the Study

This review should be interpreted within the methodological scope of a structured narrative literature review. The synthesis is based exclusively on published studies and therefore reflects the quality, scope, and methodological diversity of the available evidence. Differences in research designs, study contexts, and approaches may have influenced the comparability of findings across the reviewed literature. Although the review adopted a structured search strategy guided by the PRISMA 2020 reporting framework, it does not constitute a formal systematic review or meta-analysis. The findings represent an interpretive synthesis of the evidence rather than statistically aggregated estimates of program effectiveness.

Furthermore, the review was limited to studies that met the predetermined eligibility criteria and focused on NHA projects in the Philippine context. The findings should be

interpreted as a synthesis of recurring patterns and policy issues identified across the selected literature rather than as an evaluation of individual housing projects. Despite these limitations, the review provides a coherent synthesis of existing evidence that contributes to a broader understanding of NHA housing programs and offers an evidence-informed foundation for housing policy, governance, and future research.

5. Conclusion

This review synthesized evidence from 22 studies to identify seven interrelated themes influencing the implementation of NHA housing programs in the Philippines. The results show that housing quality, accessibility, livelihood opportunities, beneficiary well-being, governance, and institutional capacity function as an integrated system rather than independent components of program implementation. Governance emerged as the coordinating mechanism linking these dimensions and shaping the long-term sustainability of housing outcomes.

The review contributes to the literature by integrating fragmented evidence into a coherent framework that supports evidence-informed housing policy and public administration. The findings indicate that sustainable NHA housing programs require coordinated institutional action, continuous post-relocation support, effective stakeholder collaboration, and regular monitoring of housing, social, and economic outcomes. Future research should evaluate the implementation and effectiveness of these policy recommendations through empirical studies across diverse relocation communities in the Philippines.

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