

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 645



Introduced by: **REP. TOBIAS "TOBY" M. TIANGCO**

EXPLANATORY NOTE

Despite thirty-five (35) years have elapsed since the adoption of the Constitutional mandate for an urban land reform and housing program for the underprivileged, the problem of homelessness is still prevalent. According to the Philippine Statistics Authority (PSA), there are approximately 4.5 million homeless people in our country. Aside from poverty, one of the reasons why there are homeless is displacement due to natural calamities. Another is the lack of opportunities in rural areas and some are forced to relocate to urban areas particularly Manila to find for jobs.

Notwithstanding the efforts of the Philippine Government to relocate informal settlers, the issue on relocation sites seldom having schools, hospitals markets and job opportunities nearby, made other Filipinos to move back to urban areas and return being informal settlers resulting to a cycle of squatting.

This bill aims to establish a Rental Housing Subsidy Program which will aid Informal Settler Beneficiaries to lead decent lives and provide them an option for temporary relocation. Eligible Informal Settler Families (ISF) shall receive a rental subsidy based on prevailing rental rates and the economic status of the eligible family.

During the 18th Congress, the attached proposed bill, authored by then Representative John Rey Tiangco has passed third and final reading.

In light of the foregoing, the passage of this bill is earnestly sought.

A handwritten signature in blue ink, appearing to read "Toby", with a long horizontal flourish extending to the right.

TOBIAS "TOBY" M. TIANGCO
Representative
Lone District, Navotas City

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AN ACT
ESTABLISHING A RENTAL HOUSING SUBSIDY PROGRAM FOR INFORMAL
SETTLER FAMILIES AND APPROPRIATING FUNDS THEREFOR

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

SECTION 1. *Short Title.* —This Act shall be known as the "Rental Housing Subsidy Program Act."

SEC. 2. *Declaration of Policy.* —It is hereby a declared policy of the State to:

- a) Promote a just, equitable and inclusive urban development through programs providing adequate social services, broader housing options, livelihood and employment, and an improved quality of life for the Filipino people, especially the underprivileged.
- b) Provide an innovative housing program that makes available affordable, livable, and decent housing, as well as access to basic social service, especially for the underprivileged;
- c) Protect the urban poor from the impact of immediate dislocation due to eviction and demolition arising from government projects; and
- d) Provide interim housing for dislocated families due to natural and man-made disasters.

SEC. 3. *Definition of Terms.* — As used in this Act:

- (a) ***Dislocation*** refers to the state of being displaced from one place to another due to causes such as eviction and demolition;
- (b) ***Informal Settler Families*** refer to households living on a lot, whether private or public, without the consent of the property owner; or those without legal claim over the property they are occupying; or those living in danger areas such as

esteros, railroad tracks, garbage dumps, riverbanks, shorelines, and waterways, as defined in Section 3 (e) of Republic Act No 11201, otherwise known as the "Department of Human Settlements and Urban Development Act";

SEC. 4. Rental Housing Subsidy Program- There is hereby established the Rental Housing Subsidy Program, hereinafter referred to as the "Program," to provide social protection and support to informal settler families (ISFs) in accessing the formal housing market. It shall be made an option to address the temporary relocation of displaced families due to natural and man-made disasters.

Eligible ISF's shall receive a flat rental subsidy rate of Three Thousand Five Hundred Pesos (Php 3,500) for those living in Metro Manila and a rental subsidy rate to be determined by the Department of Human Settlements and Urban Development (DHSUD) and the National Economic Development Authority (NEDA) for those living in all other regions taking into consideration the prevailing minimum wage and rental rates per region, but not to exceed Three thousand five hundred pesos (Php 3,500). *Provided*, that the rental subsidy shall not exceed the actual rent. *Provided, further*, that any time, but not more often that once every two (2) years, such subsidy may be reviewed or revised by the DHSUD and NEDA to confirm with the prevailing economic conditions.

Rental subsidy shall be granted to eligible beneficiaries until the date of completion of the permanent housing project intended for them or upon their actual transfer to the permanent housing project, whichever comes first: *Provided*, that in case of delay in the completion of the permanent housing project, the rental subsidy shall be extended: *Provided further*, that the agency implementing the permanent housing project shall bear the cost of the extended rental subsidy.

SEC. 5. Eligibility. To be eligible under this Act, a beneficiary must:

- a) Be an ISF as defined under section 3(b) hereof; and
- b) Vacate the informal settlement area presently being occupied and transfer or relocate to a safer area.

SEC. 6. Conditions for Continued Entitlement or Eligibility. - All eligible beneficiaries shall comply with the following conditions to continuously avail of the benefits under this Act:

- a) The beneficiaries shall not move or relocate back to the area in which they were originally living in unless such move or relocation has been permitted by the proper government authorities, taking into consideration the purpose of the Program; and
- b) The beneficiaries shall pay to the lessor that portion of the rental fee not covered by the subsidy.

Beneficiaries who maintain good payment standings shall be prioritized as beneficiaries in government housing programs.

SEC. 7. Form of Payment. - The rental subsidy shall be distributed by the DHSUD in such form it may determine to be the most beneficial and appropriate for the beneficiaries.

SEC. 8. Roles of Government Agencies. – The various national government agencies and instrumentalities involved in the Program shall perform specific responsibilities.

- a) The DHSUD shall:
 - i) Coordinate with housing agencies to formulate Program targets and integrate these to national housing policy;
 - ii) Promulgate appropriate housing policies among the attached corporations of DHSUD in line with the implementation of this Program;
 - iii) Enlist beneficiaries and their lessors for the Program;
 - iv) Set up monitoring and evaluation system, tools, exit strategy and methodologies on compliance with conditions, implementation, output and impact assessment together with its attached agencies, the Department of Social Welfare and Development (DSWD), the Presidential Commission on the Urban Poor (PCUP), and the local government units; and
 - v) Recommend to Congress measures for the proper and responsive implementation of this Act.

- b) The National Housing Authority (NHA) shall:
 - i) Certify to the eligibility of the applicants of the Program;
 - ii) Coordinate with infrastructure program implementing agencies, including the Department of Public Works and Highways and the Department of Transportation, the identification of areas suitable for housing projects and the persons who need immediate resettlement;
 - iii) Update the master list of beneficiaries to be resettled as part of the National Resettlement Program which shall include a grievance and redress system.

- c) The Home Development Mutual Fund (HDMF) shall enroll in its system at least one household member of the applicant-beneficiaries of the Program to facilitate their entry into the formal housing market.

- d) The DSWD shall design the social preparation activities and conduct workshops and training programs to ensure that beneficiaries are aware of the benefits under the Program, including the parameters and conditions for eligibility.

- e) The PCUP shall:
 - (i) Assist the DSWD in the design of social preparation activities, workshops, and training programs for beneficiaries;
 - (ii) Conduct social preparation activities with the local government units.

- f) The Technical Education and Skills Development Authority shall provide skills training to at least one household member of the beneficiaries.

- g) The local government units shall:

- (i) Maintain publicly accessible register of lessors in their respective areas of jurisdiction;
- (ii) Assist the NHA in conducting census and tagging of ISFs in need of immediate resettlement;
- (iii) Assist the DSWD and PCUP in conducting social preparation activities;
- (iv) Contain the vacated areas of ISFs to help achieve the objectives of this Program;
- (v) Assist the DSWD in monitoring and evaluating the implementation of this Program; and
- (vi) Conduct field valuation of beneficiaries and their respective lessors with DSWD in the rental housing units.

SEC. 9. Appropriations. - The amount necessary for the effective implementation of this Act shall be charged against the current appropriations for the DHSUD. Hereafter, such amount as may be necessary

SEC. 10. Implementing Rules and Regulations. - The DHSUD, in coordination with relevant government agencies, shall issue rules, regulations, and guidelines necessary to carry out the intent and purposes of this Act within six (6) months from date of effectivity.

SEC. 11. Mandatory Review on the Implementation of this Act. - The DHSUD shall submit to the Congress a report on the implementation of this Program at the end of the second year from the date of effectivity of this Act and every two (2) years thereafter.

SEC. 12. Separability Clause. If any part or provision of this Act is held unconstitutional or invalid, other parts or provisions hereof which are not affected shall continue to remain in full force and effect.

SEC. 13. Repealing Clause. All laws, executive orders, issuances, rules and regulations inconsistent with this Act are hereby amended, repealed or modified accordingly.

SEC. 14. Effectivity. This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in newspaper or general circulation.

Approved,