



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City
TWENTIETH CONGRESS
First Regular Session
HOUSE BILL NO. 770

Introduced by Representative Ma. Victoria Co-Pilar

EXPLANATORY NOTE

Access to safe, affordable, and secure housing remains one of the most pressing challenges for millions of Filipino families, especially the urban poor and those living in disaster-prone and informal settlements. For many, homeownership remains out of reach due to rising land and construction costs, limited income, and lack of access to affordable financing. As a result, rental housing has become the only viable option for shelter, yet even this is increasingly unaffordable for low-income households.

The 1987 Constitution, under Section 9, Article XIII, mandates the State to undertake a continuing program of urban land reform and housing that will make decent housing and basic services available at an affordable cost to underprivileged and homeless citizens. It further directs the State to promote adequate employment opportunities and to ensure that no resettlement takes place without proper consultation with the affected communities.

In line with this constitutional directive, this bill seeks to establish a Rental Housing Subsidy Program to assist low-income families in accessing decent and affordable rental accommodations. By providing financial assistance to qualified beneficiaries, the program offers an immediate, flexible, and dignified housing solution that respects the right of families to choose where they live while maintaining access to jobs, education, healthcare, and other essential services.

The rental subsidy will be especially beneficial in situations where relocation or in-city resettlement is not yet feasible due to land availability or project timelines. It will also serve as a vital safety net for vulnerable populations, such as those displaced by natural disasters, evictions, or urban redevelopment projects.

More importantly, this program institutionalizes the role of government in supporting rental housing as a legitimate and sustainable component of national housing policy. It also complements other strategies such as socialized housing development, community mortgage programs, and public-private partnerships for affordable housing.

Through the Rental Housing Subsidy Program, the government can promote inclusive urban development, prevent the proliferation of informal settlements, and ensure that the right to adequate housing becomes a reality for all Filipinos.

In view of the foregoing reasons, the approval of this bill is earnestly sought.

A handwritten signature in black ink, appearing to be a stylized name, possibly "G. Duterte", written in a cursive script.

1 known as the "Department of Human Settlements and Urban Development
2 Act"; and

- 3 (c) *Rental housing subsidy* refers to the financial assistance provided by the
4 government to pay for the temporary use or occupancy of a residential unit in
5 the public and private rental housing market.
6

7 **SEC. 4. *Rental Housing Subsidy Program.*** - There is hereby established the Rental
8 Housing Subsidy Program, hereinafter referred to as the "Program", to provide social
9 protection and support to informal settler families (ISFs) in accessing the formal housing
10 market under the Department of Human Settlements and Urban Development (DHSUD).
11 It shall be made an option to address the temporary relocation of displaced families due
12 to natural and man-made disasters.
13

14 Eligible ISFs shall receive a flat rental subsidy rate of Three thousand five hundred
15 pesos (PhP3,500.00) for those living in Metro Manila and a rental subsidy rate to be
16 determined by the DHSUD and the National Economic and Development Authority
17 (NEDA) for those living in all other regions, taking into consideration the prevailing
18 minimum wage and rental rates per region, but not to exceed Three thousand five
19 hundred pesos (PhP3,500.00): Provided, That the rental subsidy shall not exceed the actual
20 rent: Provided, further, That at any time, but not more often than once every two (2) years,
21 such subsidy may be reviewed or revised by the DHSUD and NEDA to conform with the
22 prevailing economic conditions.
23

24 Rental subsidy shall be granted to eligible beneficiaries until the date of completion of the
25 permanent housing project intended for them or upon their actual transfer to the
26 permanent housing project, whichever comes first: Provided, That in case of a delay in the
27 completion of the permanent housing project, the rental subsidy shall be extended:
28 Provided, further, That the agency implementing the permanent housing project shall
29 bear the cost of the extended rental subsidy.
30

31 **SEC. 5. *Eligibility.*** - To be eligible for rental subsidy under this Act, a beneficiary
32 must:

- 33 (a) be an ISF as defined under Section 3(b) hereof; and
34 (b) vacate the informal settlement area presently being occupied and transfer to a safer
35 and government-authorized area.
36

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

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

1 by the subsidy.
2

3 Rental subsidy beneficiaries who maintain good payment standings shall be
4 prioritized as beneficiaries in government housing programs.
5

6 **SEC. 7. Form of Payment.** - The rental subsidy shall be distributed by the DHSUD
7 in such form it may determine to be most beneficial and appropriate for the beneficiaries.
8

9 **SEC. 8. Roles of Government Agencies.** - The various national government agencies
10 and instrumentalities involved in the Program shall perform specific responsibilities.
11

12 (a) The DHSUD shall:

- 13 (1) Coordinate with housing agencies to formulate Program targets and
14 integrate these to the national housing policy;
- 15 (2) Promulgate appropriate housing policies among the attached
16 corporations of DHSUD in line with the implementation of this Program;
- 17 (3) Enlist beneficiaries and their lessors for the Program;
- 18 (4) Set up monitoring and evaluation system, tools, exit strategy and
19 methodologies on compliance with conditions, implementation, output,
20 and impact assessments together with its attached agencies, the
21 Department of Social Welfare and Development (DSWD), the
22 Presidential Commission for the Urban Poor (PCUP), and the local
23 government units; and
- 24 (5) Recommend to Congress measures for the proper and responsive
25 implementation of this Act.

26 (b) The National Housing Authority (NHA) shall:

- 27 (1) Certify to the eligibility of the applicants of the Program;
- 28 (2) Coordinate with government agencies, including the Department of
29 Public Works and Highways and the Department of Transportation, on
30 the identification of areas suitable for housing projects and the persons
31 who need immediate resettlement;
- 32 (3) Update the masterlist of beneficiaries to be resettled as part of the
33 National Resettlement Program which shall include their socio-
34 economic profiles; and
- 35 (4) Design and conduct appropriate monitoring and evaluation of the
36 implementation of this Program which shall include a grievance and
37 redress system.

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

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

44 (e) The PCUP shall:

- 1 (1) Assist the DSWD in the design of social preparation activities, workshops,
2 and training programs for beneficiaries; and
3 (2) Conduct social preparation activities with the local government units.
4 (f) The Technical Education and Skills Development Authority shall provide skills
5 training to at least one household member of the beneficiaries.
6 (g) The local government units shall:
7 (1) Maintain a publicly accessible register of lessors in their respective areas of
8 jurisdiction;
9 (2) Assist the NHA in conducting census and tagging of ISFs in need of
10 immediate resettlement;
11 (3) Assist the DSWD and PCUP in conducting social preparation activities;
12 (4) Contain the vacated areas of ISFs to help achieve the objectives of this
13 Program;
14 (5) Assist the DSWD in monitoring and evaluating the implementation of this
15 Program; and
16 (6) Conduct with the DSWD field valuation of beneficiaries and their respective
17 lessors in the rental housing units.
18

19 **SEC. 9. Appropriations.** - The amount necessary for the implementation of this Act
20 shall be included in the annual General Appropriations Act.
21

22 **SEC. 10. Implementing Rules and Regulations.** - The DHSUD shall, in coordination
23 with relevant government agencies, issue rules, regulations, and guidelines necessary to
24 carry out the intent and purposes of this Act within six (6) months from the date of
25 effectivity.
26

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

31 **SEC. 12. Separability Clause.** - If any portion or provision of this Act is held
32 unconstitutional or invalid, the remaining provisions not affected thereby shall continue
33 to be in full force and effect.

34 **SEC. 13. Repealing Clause.** - All laws, decrees, executive orders, proclamations,
35 rules and regulations, and other issuances, or parts thereof which are inconsistent with
36 the provisions of this Act are hereby repealed, amended or modified accordingly.
37

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

40 *Approved,*