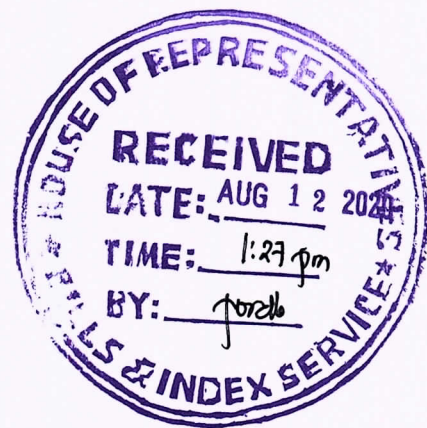


**Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City**

**Eighteenth Congress
Second Regular Session**

House Bill No. 7364



**Introduced by Representatives
ESTRELLITA B. SUANSING and HORACIO P. SUANSING, JR.**

EXPLANATORY NOTE

As provided under RA 7279 or the Urban Development and Housing Act, the State shall, by law and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas.

Data from the National Statistical Coordination Board showed that 1 out of 4 or 25.2% of the population in the country was classified as poor in 2012. A huge portion of which are ISFs, numbered at 250,000 to 600,000 in Metro Manila alone, according to the World Bank.

However, poverty is not the sole cause of the rising number of ISFs in the country. In fact, we may consider natural disasters and calamities as some of the highest contributors to this problem.

Being an archipelago, the Philippines is hit by frequent seismic activities and around 20 typhoons a year, destroying lives, livelihood and homes. In 2013, the country was struck by one of the most devastating typhoons in history, supertyphoon Yolanda, which left behind more than 4.4 million or 1,143,332 families homeless.

In 2019, the Commission on Audit flagged the National Housing Authority for completing only 117,167 of the 203,471 intended housing for the victims of the said typhoon. These homeless families are either living in shelters, temporary homes, or worse, in the streets. However, this kind of situation may have been improved, if not prevented.

Despite circumstances in social housing over the past years, it is not too late for the State to fulfill its mandate of providing sustainable and habitable shelter for its people.

This Act not only seeks to provide homes for the displaced families, but also to help them sustain their livelihoods by offering them various options during the interim process of construction and relocation.

It also seeks to protect the urban poor from the impact of immediate dislocation due to eviction and demolition arising from government projects.

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



REP. ESTRELLITA B. SUANSING
1st District, Nueva Ecija



REP. HORACIO P. SUANSING
2nd District, Sultan Kudarat

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AN ACT
ESTABLISHING THE RENTAL HOUSING SUBSIDY PROGRAM, PROVIDING
FUNDS THEREFOR, AND FOR OTHER PURPOSES

Be it enacted by the Senate and the 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 declared the 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 providing affordable, livable, and decent housing, as well as access to basic social services, 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 for options for interim housing for dislocated families due to natural and man-made disasters.

SEC. 3. Definition of Terms. – For purposes of this Act, the following terms shall mean as follows:

- 1 (a) *Dislocation* – refers to the state of being displaced from one place to
2 another due to causes such as, but not limited to, eviction and
3 demolition;
- 4 (b) *Informal Settler Beneficiary (ISB)* – refers to individuals or households
5 living under any of the following conditions:
- 6 (1) Where the individual or household is living in a lot or dwelling
7 unit without the consent of the legal owner of such lot or
8 dwelling’
- 9 (2) Where the individual or household is living in a danger area as
10 determined by the Department of Human Settlements and
11 Urban Development (DHSUD);
- 12 (3) Where the individual or household is living in an area reserved
13 or used for government infrastructure projects;
- 14 (4) Where the individual or household is living in an area which is
15 classified as a protected or forest area, except indigenous
16 peoples;
- 17 (5) Where the individual or household is living in an area declared
18 as a priority development area under Proclamation No. 1967,
19 series of 1980, as applicable; or
- 20 (6) Where the individual or household is living on public lands,
21 structures, or facilities not intended for human habitation.
- 22 (c) *Rental Housing Subsidy* – refers to the financial assistance provided
23 by the government to rent accommodation in the private rental
24 market, the amount which shall not exceed the rates as regulated
25 under Republic Act No. 9653, otherwise known as the “Rent Control
26 Act.”
27

28 **SEC. 4. Rental Housing Subsidy Program.** – A Rental Housing Subsidy
29 Program, hereinafter referred to as the “Program,” shall be established as a
30 housing and social protection program with the end view of enabling ISBs to
31 lead decent lives and supporting them in accessing the formal housing
32 market. It shall be made an option to address the temporary relocation of
33 displaced families due to natural and man-made disasters.
34

35 Eligible beneficiaries shall receive a rental subsidy, the amount of which
36 shall be determined by the DHSUD taking into consideration, among others,
37 the prevailing rental rates in the concerned locality and the economic standing
38 and potential of the family. The subsidy shall be a percentage of the total
39 amount of rentals as determined by the rental or lease contract between the
40 eligible beneficiary and the lessor: *Provided*, That for those eligible
41 beneficiaries below the poverty threshold as determined by the Philippine

1 Statistics Authority, the subsidy shall be at least fifty percent (50%) of the
2 total amount of rentals.

3
4 Notwithstanding any provisions to the contrary, at any time but not
5 more than once every two (2) years, subsidies given under the program shall
6 be reviewed or revised to conform to prevailing economic conditions.

7
8 Rental subsidy shall be granted to eligible beneficiaries for a maximum
9 of five (5) years or upon their availment or acquisition of permanent housing,
10 whichever comes first.

11
12 **SEC. 5. Eligibility.** – To be an eligible beneficiary under this Act, an
13 individual or household must:

- 14
15 (a) Live under any of the conditions under Section 3(b) of this Act;
16 (b) Have a source of livelihood or have at least one (1) member of the
17 household gainfully employed; and
18 (c) Vacate the informal settlement area in which they are presently living
19 and transfer or relocate to a safer area.

20
21 **SEC. 6. Conditions for Continued Entitlement or Eligibility.** – All eligible
22 beneficiaries shall comply with the following conditions for continued
23 availment of the benefits under this Act:

- 24
25 (a) The beneficiaries shall not move or relocate back to the area in which
26 they were originally living in unless such move or relocation has been
27 permitted by the proper government authorities taking into
28 consideration the purpose of the program; and
29 (b) The beneficiaries shall pay that portion of the rentals not subsidized
30 under the program to the lessor.

31
32 Beneficiaries who maintain good payment standings shall be prioritized
33 as beneficiaries in government housing programs.

34
35 **SEC. 7. Form of Payment.** – The rental subsidy shall be distributed by the
36 DHSUD in such form as may be identified by the DHSUD to be most beneficial
37 and appropriate for the beneficiaries.

38
39 **SEC. 8. Roles of Government Agencies.** – The program shall involve the
40 national government agencies and instrumentalities with the following roles:

- 41
42 (a) The DHSUD shall:

- (1) Coordinate with housing agencies to formulate program targets and integrate these to the national housing policy;
 - (2) Promulgate appropriate housing policies among the attached corporations of the DHSUD in line with the implementation of this program;
 - (3) Enlist beneficiaries and their lessors for the program;
 - (4) Set up monitoring and evaluation systems, tools, exit strategy, and methodologies on compliance with conditions, implementation, output, and impact assessments 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
 - (5) Recommend to Congress measures for the proper and responsive implementation of this Act.
- (b) The National Housing Authority (NHA) shall:
- (1) Certify the eligibility of the beneficiaries under the program;
 - (2) Coordinate with infrastructure program implementing agencies, including but not limited to the Department of Public Works and Highways (DPWH) and the Department of Transportation (DOTr) for the identification of areas housing persons who are in need of immediate resettlement;
 - (3) Update the alphalist and socio-economic profiles of beneficiaries to be resettled as part of the National Resettlement Program; and
 - (4) Design and conduct appropriate monitoring and evaluation of the implementation of this program, which shall include a grievance and redress system.
- (c) The Home Development Mutual Fund (HDMF) shall enroll the beneficiaries to the HDMF system so as to facilitate their entry into the formal housing market.
- (d) The DSWD shall design the social preparation activities and form and conduct workshops and training programs to ensure that the beneficiaries are aware of the benefits under the program, including the parameters and conditions for eligibility.
- (e) The PUCP shall:
- (1) Assist the DSWD in the design of social preparation activities, workshops, and training programs for beneficiaries; and

1 (2) Conduct social preparation activities with the local government
2 units.

3 (f) The Technical Education and Skills Development Authority (TESDA)
4 shall provide skills training to beneficiaries.

5 (g) The local government units shall:

6 (1) Maintain a publicly accessible register of lessors in their
7 respective areas of jurisdiction;

8 (2) Assist the NHA in conducting census and tagging of ISBs in
9 need of immediate resettlement;

10 (3) Assist the DSWD and PCUP in conducting social preparation
11 activities;

12 (4) Contain the vacated areas of ISBs to help achieve the objectives
13 of this program;

14 (5) Assist the DSWD in monitoring and evaluating the
15 implementation of this program; and

16 (6) Conduct field valuation of beneficiaries and their respective
17 lessors with DSWD in the rental housing units.
18

19 **SEC. 9. Additional Positions and Personnel for the DHSUD.** – For
20 purposes of this Act, the DHSUD shall, in accordance with pertinent civil
21 service rules, create positions and enlist additional personnel to ensure the
22 proper and appropriate implementation of the program under this Act.
23

24 **SEC. 10. Appropriations.** – The amount necessary for the effective
25 implementation of this Act shall be charged against the current
26 appropriations for the DHSUD. Thereafter, such amounts as necessary for its
27 continued implementation shall be included in the annual General
28 Appropriations Act.
29

30 **SEC. 11. Implementing Rules and Regulations.** – The DHSUD, in
31 coordination with relevant government agencies, shall issue rules,
32 regulations, and guidelines necessary to carry out the intent and purposes of
33 this Act within six (6) months from date of effectivity.
34

35 **SEC. 12. Mandatory Review on the Implementation of this Act.** – The
36 DHSUD shall submit to Congress a report on the implementation of this
37 program at the end of the second (2nd) year from date of effectivity and every
38 two (2) years thereafter.
39

1 **SEC. 13. *Separability Clause.*** – If any portion or provision of this Act is held
2 unconstitutional or invalid, the remaining provisions not affected thereby
3 shall continue to be in full force and effect.
4

5 **SEC. 14. *Repealing Clause.*** – All laws, executive orders, proclamations,
6 rules, regulations, and other issuances or parts thereof inconsistent with the
7 provisions of this Act are hereby repealed, amended, or modified accordingly.
8

9 **SEC. 15. *Effectivity.*** – This Act shall take effect fifteen (15) days following its
10 publication in the *Official Gazette* or in a newspaper of general circulation.
11

12 Approved,