



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

NINETEENTH (19th) CONGRESS
First Regular Session

House Bill No. 1238



Introduced by: Hon. Ma. Victoria Co - Pilar

EXPLANATORY NOTE

Access to human settlement or a home is indispensable for a person and a family's survival. A home protects us from the harsh weather and from other harmful elements. A handful of us lived through pre-pandemic and the COVID-19 Pandemic in the comforts of our homes. However, most of our fellow Filipinos lived their life and through the pandemic in undesirable living conditions. Most are still homeless today.

Let's remember that our policy and programs on human settlement is a reflection on how we perceive the "dignity" of our fellow citizens. It is through home that we dream, we learn human relations and we experience being part of a community. By improving their chances and access to a desirable living consideration, we give them dignity as they thrive through life.

It is the policy of our State, to value the dignity of every human person and guarantee full respect of human rights. In fulfilment of this mandate, this Bill seeks to reduce homelessness. Further, this will assist and encourage the socialized housing program efforts of the Government with the Private Sector.

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

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

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

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SECTION 1. Short Title – This Act shall be known as the “Rental Housing
Subsidy Program Act”

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SECTION 2. Declaration of Policy – It is hereby declared the policy of the State
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- (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.

SECTION 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”;
- (c) Rental housing subsidy – refers to financial assistance provided by the government to pay for the temporary use or occupancy of a residential unity in the public and private housing rental market.

SECTION 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 ISFs shall receive a rental subsidy rate to be determined by the Department of Human Settlements and Urban Development (DHSUD) and the National Economic Development Authority (NEDA) taking into consideration the prevailing minimum wage and rental rates per region: Provided further, That at any time, but not more often than once every two (2) years, such subsidy may be reviewed or revised by the DHSUD and NEDA to conform with the prevailing economic conditions.

SECTION 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 are presently being occupied and transfer or relocate to a safer area.

SECTION 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 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.

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

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4 **SECTION 7.** Form of Payment – the rental subsidy shall be distributed by the
5 DHSUD in such form it may determine to be most beneficial and appropriate for the
6 beneficiaries.

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8 **SECTION 8.** Roles of Government Agencies – the various national government
9 agencies and instrumentalities involved in the Program shall perform specific
10 responsibilities.

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12 a) The DHSUD shall:

- 13 (i) Coordinate with housing agencies to formulate Program targets and
14 integrate these to national housing policy;
15 (ii) Promulgate appropriate housing policies among the attached corporations
16 of DHSUD in line with the implementation of this Program;
17 (iii) Enlist beneficiaries and their lessors for the Program;
18 (iv) 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 on Urban Poor (PCUP), and the local
23 government units; and
24 (v) Recommend to Congress measures for proper and responsive
25 implementation of this Act.

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

- 28 (i) Certify to eligibility of the applicants of the Program;
29 (ii) Coordinate with infrastructure program implementing agencies, including
30 the Department of Public Works and Highways and Department of
31 Transportation, the identification of areas suitable for housing projects
32 and the persons who need immediate resettlement;
33 (iii) Update the masterlist of beneficiaries to be resettled as part of the National
34 Resettlement Program which shall include their socio – economic
35 profiles; and
36 (iv) Design and conduct appropriate monitoring and evaluation of the
37 implementations of this Program which shall include a grievance and
38 redress system.

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40 c) The Home Development Mutual Funds (HDMF) shall enroll in its system at
41 least one household member of the applicant beneficiaries of the program to
42 facilitate their entry into the formal housing market.

43 d) The DSWD shall design the social preparation activities and conduct
44 workshops and training programs to ensure that beneficiaries are aware of the

- benefits under the Program, including the parameters and conditions of 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 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 a 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.

SECTION 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 for its continued implementation shall be included in the annual General Appropriations Act.

SECTION 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.

SECTION 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.

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

SECTION 13. Repealing Clause – All laws, executive orders, proclamations, rules, regulations and other issuances or parts thereof which are inconsistent with the provisions of this Act are hereby repealed, amended or modified accordingly.

1 **SECTION 14.** Effectivity – This Act shall take effect fifteen (15) days after its
2 publication in the Official Gazette or in a newspaper of general circulation.
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4 Approved,