



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Batasan Hills, Quezon City

NINETEENTH CONGRESS
Third Regular Session

HOUSE BILL NO. 11049



Introduced by
HON. ATTY. GERVILLE “JINKY BITRICS” R. LUISTRO

**AN ACT PROVIDING AFFORDABLE HOUSING AND ESTABLISHING
HOMELESSNESS PREVENTION PROGRAMS, OTHERWISE KNOWN AS THE
“PUBLIC HOUSING AND HOMELESSNESS PREVENTION ACT”**

EXPLANATORY NOTE

Access to affordable housing is enshrined as a fundamental right in the Philippines, and ensuring this access is both a social and legal responsibility of the government. **Article XIII, Section 9** of the **1987 Philippine Constitution** explicitly mandates that:

“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.”

This constitutional provision underscores the commitment of the government to guarantee that all citizens have access to decent housing as part of the broader goal of social justice.

The **Urban Development and Housing Act of 1992 (RA 7279)** further strengthens this commitment by aiming to uplift the conditions of underprivileged communities and providing affordable housing options through various socialized housing programs. However, despite these legal frameworks, the demand for affordable housing continues to exceed supply, leaving many Filipino families in insecure living conditions or vulnerable to homelessness.

This bill, the **Public Housing and Homelessness Prevention Act**, seeks to build upon existing laws by addressing the specific gaps and needs in housing security.

In alignment with RA 7279, which prioritizes affordable housing for the underprivileged, this bill calls for the **creation of new affordable housing units in urban and rural areas**. By allocating budget specifically for the construction of low-cost housing, the government can directly address the growing housing backlog and support low-income families who would otherwise be unable to access stable housing.

In addition, this bill calls for the provision of rental subsidies, which serves as a targeted solution for those who cannot afford to buy a home. They offer immediate relief to low-income families by reducing the financial burden of rent, particularly in high-cost urban centers. This provision is supported by the **Social Reform and Poverty Alleviation Act (RA 8425)**, which recognizes the need for subsidies to improve the living conditions of marginalized groups. Through rental subsidies, the bill would help low-income families access housing while preserving their financial resources for other essential needs.

Furthermore, one of the critical gaps in the current housing framework is the lack of emergency assistance for families at risk of losing their homes. The Homelessness Prevention Fund, proposed in this bill, would **provide financial assistance for those facing eviction, helping to prevent homelessness before it occurs**. This aligns with the government's duty under **Executive Order No. 90**, which tasks the National Shelter Program with prioritizing affordable housing and social protection measures. A dedicated fund for homelessness prevention directly supports this mandate, providing vulnerable families with a safety net during financial crises.

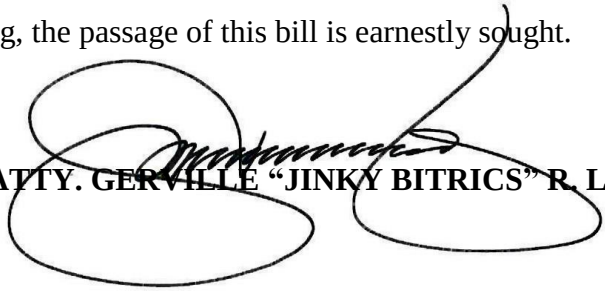
Equally important, as stated in **Article XIII, Section 10** of the Constitution:

“The State shall provide social justice in all phases of national development.”

Access to housing is a vital component of this social justice commitment, and by extending government support through subsidized rentals, increased housing stock, and a homelessness prevention fund, the bill upholds the principle of equality. Ensuring access to housing for all Filipino families, regardless of socioeconomic status, promotes a more just society and addresses deep-rooted inequalities.

In sum, the **Public Housing and Homelessness Prevention Act** would not only address the immediate housing needs of low-income families but also reinforce the government's constitutional and legal obligations to provide secure, affordable, and decent housing to its citizens. By creating a robust system of support for at-risk households, this bill would mitigate the risks of homelessness and housing insecurity, providing a pathway to stability and improved quality of life for underprivileged Filipino families.

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



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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 “Public Housing and Homelessness Prevention Act”.

SECTION 2. *Declaration of Policy* - It is the policy of the State to provide adequate housing and prevent homelessness by ensuring the availability of affordable housing and support services for all citizens, particularly low-income families.

SECTION 3. *Objectives* - This Act seeks to:

- (a) Provide affordable housing options for low-income families.
- (b) Prevent homelessness by offering financial assistance and support services.
- (c) Improve housing stability and reduce housing insecurity.

SECTION 4. *Affordable Housing Program* - The National Housing Authority (NHA) shall develop and maintain affordable housing units nationwide, with priority given to low-income families. These units shall be made available with flexible payment plans and low-interest rates.

SECTION 5. *Rental Subsidy Program* - The Department of Social Welfare and Development (DSWD), in coordination with the NHA, shall implement a rental subsidy program for eligible families. Monthly subsidies of up to Five Thousand Pesos (Php 5,000.00) shall be provided to cover part of the rent for qualifying households.

SECTION 6. *Homelessness Prevention Fund* - The DSWD shall establish a Homelessness Prevention Fund to provide emergency assistance to families facing imminent eviction or foreclosure. This fund shall cover rental arrears, utility bills, and other urgent needs.

SECTION 7. *Funding* - The amount necessary for the implementation of this Act shall be included in the annual General Appropriations Act (GAA) and other sources as may be identified.

SECTION 8. *Implementing Rules and Regulations* - The DSWD and NHA shall issue the necessary rules and regulations within ninety (90) days from the effectivity of this Act.

SECTION 9. *Appropriations* - The amount necessary for the initial implementation of this Act shall be charged under the current appropriations of the DSWD. Thereafter, regular appropriations for the implementation of this Act shall be included in the General Appropriations Act.

SECTION 10. *Separability Clause* - If any provision of this Act shall be declared unconstitutional or invalid, such declaration shall not invalidate other parts thereof which shall remain in full force and effect.

SECTION 11. *Repealing Clause* - All laws, presidential decrees, executive orders, rules and regulations or parts thereof which are inconsistent with or contrary to the provisions of this Act are hereby amended, repealed or modified accordingly.

SECTION 12. *Effectivity* - This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in any newspaper of general circulation.

Approved,