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Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

First Regular Session
TWENTIETH CONGRESS

House Bill No. 2886



Introduced by REP. JESUS MANUEL "BONG" C. SUNTAY

EXPLANATORY NOTE

Access to safe, secure, and affordable shelter is not merely a basic human need—it is a constitutional right and a foundational pillar of social protection. Article XIII, Section 9 of the 1987 Constitution mandates the State to "undertake, in cooperation with the private sector, a continuing program of urban land reform and housing to make available at affordable cost decent housing and basic services to underprivileged and homeless citizens."

However, the pace and scale of permanent resettlement in the Philippines has historically lagged behind the magnitude of displacement caused by court-ordered evictions, government infrastructure projects, and frequent climate-related disasters. In many cases, informal settler families (ISFs) and disaster-affected households are left in prolonged states of uncertainty and vulnerability—with little access to transitional shelter or financial support to secure temporary housing in the formal rental market.

This bill seeks to institutionalize a Rental Housing Subsidy Program that will bridge the gap between dislocation and permanent relocation. It expands the definition of eligible beneficiaries to include both informal settler families and households displaced by natural or man-made calamities, recognizing the country's heightened exposure to climate-related risk and urban housing insecurity.

The measure includes the following key features:

- Direct monthly rental subsidies up to ₱4,000 for displaced families, adjusted regionally and reviewed biennially;
- A mandatory National Rental Subsidy Registry and verification protocols to prevent double-enrollment and abuse;
- Structured LGU incentives, including access to additional development funds and housing prioritization, to foster local integration and inter-LGU coordination;
- Integration of TESDA training, DSWD-led social preparation, and Pag-IBIG enrollment to support socioeconomic reintegration;
- Institutional coordination among DHSUD, NHA, LGUs, and civil society, with biannual reporting to Congress;
- A defined role for disaster certifications and flexible implementation in declared state-of-calamity zones;

- A time-bound but extendable subsidy duration, ensuring that delays in permanent relocation do not penalize the displaced.

By enacting this measure, Congress affirms that shelter support must not end at demolition or disaster response. This bill fills the critical void between displacement and resettlement, providing a fiscally responsible, inclusive, and scalable mechanism to safeguard the dignity and welfare of the Filipino poor.

It recognizes that housing is not just a structure, but a process of transition and integration—a process that the State must actively support through well-designed and operational programs.

Approval of this bill is earnestly sought.



REP. JESUS MANUEL "BONG" C. SUNTAY

1 **Republic of the Philippines**
2 **HOUSE OF REPRESENTATIVES**
3 **Quezon City**

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8 **House Bill No. 2886**
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10 Introduced by REP. JESUS MANUEL “BONG” C. SUNTAY
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12
13 **AN ACT ESTABLISHING A RENTAL HOUSING SUBSIDY PROGRAM FOR**
14 **INFORMAL SETTLER FAMILIES AND APPROPRIATING FUNDS**
15 **THEREFOR**
16

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

19
20 SECTION 1. Short Title.

21 This Act shall be known as the “Rental Housing Subsidy Program Act.”
22

23 SEC. 2. Declaration of Policy.

24 It is hereby declared the policy of the State to:

25 (a) Promote just, equitable, and inclusive urban development through programs that
26 provide adequate social services, access to livelihood and employment opportunities,
27 broader housing options, and improved quality of life for the Filipino people;

28 (b) Provide affordable, livable, and decent housing to underprivileged and homeless
29 citizens by providing access to basic social services, employment opportunities, and
30 sustainable livelihood;

31 (c) Protect urban poor communities from the adverse impact of dislocation due to
32 eviction or demolition arising from the implementation of government infrastructure
33 projects, court orders, or disaster-related risks; and

34 (d) Provide for interim housing and temporary accommodation for families displaced by
35 natural or man-made disasters.
36

37 SEC. 3. Definition of Terms.

38 As used in this Act:

39 (a) *Dislocation* refers to the act of removing or displacing an informal settler family due
40 to eviction or demolition in accordance with law.

41 (b) *Informal Settler Families (ISFs)* refer to households who do not have legal claim to
42 the land or properties they occupy, including those living in danger areas such as
43 esteros, railway tracks, garbage dumps, riverbanks, shorelines, and waterways, as well
44 as those occupying public spaces and buildings, as defined under Republic Act No.
45 11201.

46 (c) *Rental Housing Subsidy* refers to financial assistance provided by the government to

1 help pay for rental housing in the public or private rental market, as a form of interim
2 housing.

3 (d) *Disaster-Affected Families* – Families rendered homeless due to typhoons, flooding,
4 earthquakes, fires, or other calamities declared under a state of calamity or emergency
5 by the LGU or National Disaster Risk Reduction and Management Council (NDRRMC).

6 7 SEC. 4. Rental Housing Subsidy Program.

8 There is hereby established a Rental Housing Subsidy Program to provide assistance to
9 ISFs in securing decent, safe, and affordable shelter, and to bridge the gap between
10 eviction/dislocation and relocation or permanent housing.

11 (a) The rental subsidy shall be granted as a temporary relocation program to help ISFs
12 transition from informal settlements to formal housing.

13 (b) ISFs residing in Metro Manila shall be entitled to a monthly rental subsidy of Four
14 Thousand Pesos (₱4,000.00).

15 (c) For ISFs outside of Metro Manila, the Department of Human Settlements and Urban
16 Development (DHSUD) and the National Economic and Development Authority
17 (NEDA) shall determine the appropriate subsidy rate, taking into account regional
18 minimum wage rates and prevailing rental rates in the area, provided that such subsidy
19 shall not exceed ₱4,000.00.

20 (d) The amount of subsidy shall not exceed the actual monthly rental cost of the unit.

21 (e) The amount of subsidy may be adjusted every two (2) years based on a review by
22 DHSUD and NEDA.

23 (f) The subsidy shall continue until the qualified beneficiary is transferred to a
24 permanent housing project. In cases where the relocation housing project is delayed
25 beyond the intended completion date, the concerned implementing agency shall bear
26 the cost of continued rental housing subsidy.

27 28 SEC. 5. Eligibility.

29 To be eligible for the rental housing subsidy, a beneficiary must:

30 (a) Be an Informal Settler Family as defined in Section 3(b); and

31 (b) Voluntarily vacate the occupied informal settlement area and relocate to a safer area
32 as determined by the implementing agency.

33 (a) ISFs in Metro Manila shall receive a monthly subsidy of up to ₱4,000.00, adjusted to
34 actual rental cost.

35 (b) For other regions, the DHSUD and NEDA shall set subsidy ceilings based on
36 regional minimum wage and rental benchmarks, not exceeding ₱4,000.

37 (c) The subsidy shall continue until the family transfers to permanent housing, or for a
38 maximum period of three (3) years, unless otherwise extended due to delay in
39 permanent relocation.

40 (d) In the case of disaster-affected families, the subsidy shall be granted for a minimum
41 of 6 months, extendable based on government evaluation.

42 43 SEC. 6. Conditions for Continued Eligibility.

44 To maintain eligibility and receive continuous rental subsidy, the following conditions
45 must be met:

46 (a) The beneficiary shall not return or reoccupy the previously vacated informal
47 settlement site without prior clearance or authority from the implementing agency or

1 LGU concerned; and

2 (b) The beneficiary must pay any portion of the rent not covered by the subsidy.
3 Beneficiaries who maintain good standing in rental payments shall be prioritized in the
4 selection for permanent housing projects of the government.

5
6 SEC. 7. Establishment of National Rental Subsidy Registry.

7 The DHSUD shall determine the most appropriate, secure, and transparent form of
8 payment of the rental housing subsidy to the lessor or landlord, ensuring that the
9 interests of both the beneficiaries and the lessors are protected.

10
11 (a) The DHSUD shall maintain a National Rental Subsidy Registry of all enrolled
12 beneficiaries;

13 (b) All applications shall be verified against databases from NHA, DSWD, DILG, and the
14 LGUs to prevent duplication;

15 (c) Tampering, misrepresentation, or fraudulent double-enrollment shall be penalized
16 under relevant provisions of RA 3019 and RA 10175;

17 (d) LGUs shall submit a monthly updated list of verified beneficiaries and landlords to
18 DHSUD.

19
20 SEC. 8. Roles of Concerned Government Agencies.

21 The following government agencies shall have the corresponding responsibilities:

22 (a) *Department of Human Settlements and Urban Development (DHSUD)* shall:

- 23 1. Coordinate with relevant housing agencies and stakeholders to implement the
24 program;
25 2. Promulgate policies, guidelines, and implementing rules for the program;
26 3. Enlist eligible beneficiaries and lessors for the program;
27 4. Establish monitoring and evaluation mechanisms; and
28 5. Recommend policy and legislative improvements to Congress based on periodic
29 review and evaluation.

30 (b) *National Housing Authority (NHA)* shall:

- 31 1. Certify the eligibility of ISFs applying for the rental subsidy;
32 2. Coordinate with infrastructure implementing agencies on relocation needs;
33 3. Maintain updated masterlists of qualified beneficiaries;
34 4. Conduct periodic monitoring and provide grievance redress mechanisms.

35 (c) *Home Development Mutual Fund (Pag-IBIG Fund)* shall:

- 36 1. Enroll at least one (1) member of the beneficiary family into its formal
37 membership program to promote long-term integration into the formal housing
38 market.

39 (d) *Department of Social Welfare and Development (DSWD)* shall:

- 40 1. Design and implement social preparation programs for ISFs prior to relocation;
41 2. Conduct community-based education, training, and awareness initiatives to
42 support transition.

43 (e) *Presidential Commission for the Urban Poor (PCUP)* shall:

- 44 1. Assist the DSWD in conducting social preparation activities.

45 (f) *Technical Education and Skills Development Authority (TESDA)* shall:

- 46 1. Provide skills training and livelihood enhancement programs to at least one (1)
47 member per qualified beneficiary household.

1 (g) *Local Government Units (LGUs)* shall:

- 2 1. Maintain a public registry of participating lessors or landlords within their
- 3 jurisdiction;
- 4 2. Assist in census, tagging, and verification of ISFs in their area;
- 5 3. Prevent reoccupation of vacated sites through appropriate enforcement;
- 6 4. Help monitor implementation of the program locally;
- 7 5. Coordinate with DSWD in assessing the market value of rental units covered
- 8 under the program.
- 9 6. LGUs that host ISFs or disaster-displaced families shall receive:
- 10 a) Priority access to NHA or DHSUD vertical housing projects;
- 11 b) Incentivized access to the Local Development Fund (LDF) to support
- 12 program-related administrative needs;
- 13 c) Capacity-building grants for local housing boards or shelter offices.
- 14 7. A Local Shelter Integration Incentive Fund (LSIIF) shall be created under the
- 15 GAA, to be managed by DHSUD for this purpose.
- 16

17 SEC. 9. Obligations of Beneficiaries.

18 To remain eligible, beneficiaries must:

- 19 (a) Occupy only the rental unit listed in the subsidy agreement;
- 20 (b) Refrain from reoccupying vacated danger areas or informal settlements;
- 21 (c) Pay any excess rent beyond the subsidy cap;
- 22 (d) Participate in social preparation programs and agree to transfer to permanent
- 23 housing once available.

24 SEC. 10. Appropriations.

25 The amount necessary for the initial implementation of the Rental Housing Subsidy
26 Program shall be charged against the current year's budget of the DHSUD. Thereafter,
27 the amounts needed for its continued implementation shall be included in the annual
28 General Appropriations Act (GAA).

30 SEC. 11. Implementing Rules and Regulations.

31 Within six (6) months from the effectivity of this Act, the DHSUD, in coordination with
32 the NHA, DSWD, DOF, and other concerned agencies, shall issue the necessary rules
33 and regulations for its implementation.

35 SEC. 12. Mandatory Review.

36 The DHSUD shall submit to the Committees on Housing and Urban Development of the
37 Senate and the House of Representatives a report on the implementation of this Act
38 every two (2) years from its effectivity, with findings and recommendations.

40 SEC. 13. Separability Clause.

41 If any provision of this Act is declared unconstitutional or invalid, the remaining
42 provisions not affected thereby shall continue to be in full force and effect.
43

1 SEC. 14. Repealing Clause.

2 All laws, decrees, executive orders, proclamations, rules, and regulations inconsistent
3 with this Act are hereby repealed, amended, or modified accordingly.

4
5 SEC. 15. Effectivity.

6 This Act shall take effect fifteen (15) days after its publication in the Official Gazette or
7 in a newspaper of general circulation.

8
9 Approved,