

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH (20th) CONGRESS
1st Regular Session

HOUSE BILL NO. 5172



Introduced by **REP. HENRY "INDY" F. OAMINAL JR.**
REP. SANCHO FERNANDO "ANDO" F. OAMINAL

EXPLANATORY NOTE

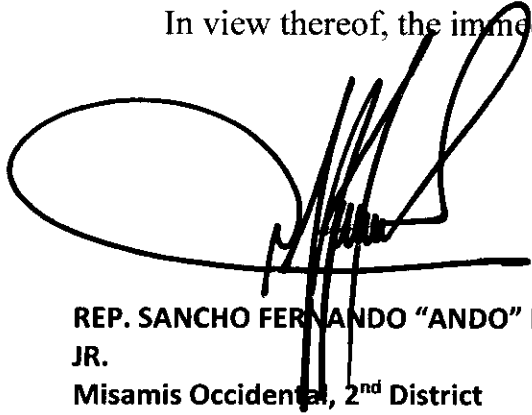
This bill seeks to institutionalize the establishment of local housing boards in local government units by amending Republic Act (RA) No. 7160, as amended, otherwise known as the "*Local Government Code of 1991*."

Building upon the constitutional mandate for adequate housing under Section 9, Article XIII (Social Justice and Human Rights), and operationalizing RA 7279, otherwise known as the "*Urban Development and Housing Act of 1992*" and Executive Order No. 708, Series of 2008, this bill establishes standardized board composition, defined powers and functions, and dedicated local housing offices to address existing gaps in local housing governance.

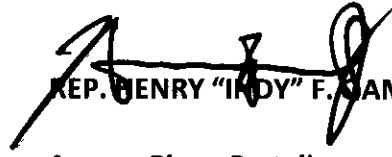
This proposed measure establishes a comprehensive framework empowering all local government units (LGUs) to effectively coordinate housing programs, address informal settlements through just and humane approaches, and engage stakeholders in inclusive housing development. By mandating adherence to the balanced housing requirements under Section 18 of RA 7279, institutionalizing public consultations, and integrating socialized housing initiatives into Comprehensive Land Use Plans, this bill ensures that every LGU, regardless of existing organizational capacity, possesses the legal mandate and operational tools to deliver sustainable, equitable, and community-responsive housing solutions.

Building upon previous legislative efforts of former Representative Rex Gatchalian of the First Legislative District of Valenzuela, this proposed measure institutionalizes local housing boards in all provinces, cities, and municipalities to ensure a uniform and effective implementation of housing programs nationwide, and reinforces the role of LGUs as frontline actors in realizing inclusive, resilient, and rights-based urban development.

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

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REP. SANCHO FERNANDO "ANDO" F. OAMINAL
JR.
Misamis Occidental, 2nd District

A smaller, more compact handwritten signature in black ink, with a horizontal line across the middle and a loop on the right.

REP. HENRY "INDY" F. OAMINAL
Asenso Pinoy Partylist

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2 **HOUSE OF REPRESENTATIVES**
3 Quezon City, Philippines
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12 Introduced by **REP. HENRY "INDY" F. OAMINAL JR.**
13 **REP. SANCHO FERNANDO "ANDO" F. OAMINAL**
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15
16 **AN ACT**
17 **INSTITUTIONALIZING THE CREATION OF LOCAL HOUSING**
18 **BOARDS IN ALL LOCAL GOVERNMENT UNITS, AMENDING FOR**
19 **THE PURPOSE REPUBLIC ACT NO. 7160, AS AMENDED,**
20 **OTHERWISE KNOWN AS THE "LOCAL GOVERNMENT CODE OF**
21 **1991"**
22

23 *Be it enacted by the Senate and House of Representatives of the Philippines in*
24 *Congress assembled:*
25

26 SECTION 1. This Act shall be known as the "*Local Housing Board Act.*"

27 SEC. 2. New sections denominated as Sections 105-A, 105-B, 105-C, 105-
28 D, 105-E, 105-F, and 105-G under a new Title denominated as Title V-A are
29 inserted after Section 105, Title V of Republic Act No. 7160, as amended, to read
30 as follows:

31 **"TITLE V-A**

32 **"LOCAL HOUSING BOARD**

33 **"SEC. 105-A. CREATION AND COMPOSITION. –**

34 **THERE SHALL BE ESTABLISHED IN EVERY PROVINCE,**

35 CITY, AND MUNICIPALITY A PROVINCIAL, CITY OR
36 MUNICIPAL HOUSING BOARD, RESPECTIVELY, AS THE
37 PRIMARY POLICY-MAKING AND COORDINATING
38 BODY FOR LOCAL HOUSING AND URBAN
39 DEVELOPMENT INITIATIVES.

40 "THE COMPOSITION OF LOCAL HOUSING
41 BOARDS IS AS FOLLOWS:

42 "(A) PROVINCIAL HOUSING BOARD –

43 "(1) GOVERNOR, AS CHAIRPERSON;

44 "(2) VICE GOVERNOR, AS VICE
45 CHAIRPERSON;

46 "(3) CHAIRPERSON OF THE SANGGUNIANG
47 PANLALAWIGAN COMMITTEE ON HOUSING AND
48 URBAN DEVELOPMENT OR ITS EQUIVALENT;

49 "(4) PROVINCIAL PLANNING AND
50 DEVELOPMENT COORDINATOR;

51 "(5) PROVINCIAL ENGINEER;

52 "(6) REPRESENTATIVE FROM THE
53 DEPARTMENT OF HUMAN SETTLEMENTS AND
54 URBAN DEVELOPMENT;

55 **“(7) REPRESENTATIVE FROM A PRIVATE**
56 **SECTOR ENGAGED IN SUBDIVISION AND HOUSING**
57 **DEVELOPMENT;**

58 **“(8) REPRESENTATIVE FROM A PEOPLE’S**
59 **ORGANIZATION INTERESTED IN SOCIALIZED**
60 **HOUSING DEVELOPMENT; AND**

61 **“(9) REPRESENTATIVE FROM A**
62 **NONGOVERNMENTAL ORGANIZATION**
63 **INTERESTED IN SOCIALIZED HOUSING**
64 **DEVELOPMENT, AS MEMBERS.**

65 **“THE REPRESENTATIVES FROM THE LAST**
66 **THREE (3) ENTITIES MUST BE OPERATING IN THE**
67 **CONCERNED PROVINCE.**

68 **“(B) CITY HOUSING BOARD –**

69 **“(1) CITY MAYOR, AS CHAIRPERSON;**

70 **“(2) VICE MAYOR, AS VICE CHAIRPERSON;**

71 **“(3) CHAIRPERSON OF THE SANGGUNIANG**
72 **PANLUNGSOD COMMITTEE ON HOUSING AND**
73 **URBAN DEVELOPMENT OR ITS EQUIVALENT;**

74 **“(4) CITY PLANNING AND DEVELOPMENT**
75 **COORDINATOR;**

76 **“(5) CITY ENGINEER;**

77 **“(6) REPRESENTATIVE FROM THE**
78 **DEPARTMENT OF HUMAN SETTLEMENTS AND**
79 **URBAN DEVELOPMENT;**

80 **“(7) REPRESENTATIVE FROM A PRIVATE**
81 **SECTOR ENGAGED IN SUBDIVISION AND HOUSING**
82 **DEVELOPMENT;**

83 **“(8) REPRESENTATIVE FROM A PEOPLE’S**
84 **ORGANIZATION INTERESTED IN SOCIALIZED**
85 **HOUSING DEVELOPMENT; AND**

86 **“(9) REPRESENTATIVE FROM A NON-**
87 **GOVERNMENTAL ORGANIZATION INTERESTED**
88 **IN SOCIALIZED HOUSING DEVELOPMENT, AS**
89 **MEMBERS.**

90 **“THE REPRESENTATIVES FROM THE LAST**
91 **THREE (3) ENTITIES MUST BE OPERATING IN THE**
92 **CONCERNED CITY.**

93 **“(C) MUNICIPAL HOUSING BOARD –**

94 **“(1) MUNICIPAL MAYOR, AS CHAIRPERSON;**

95 **“(2) VICE MAYOR, AS VICE CHAIRPERSON;**

96 **“(3) CHAIRPERSON OF THE SANGGUNIANG**
97 **BAYAN COMMITTEE ON HOUSING AND URBAN**
98 **DEVELOPMENT OR ITS EQUIVALENT;**

99 “(4) MUNICIPAL PLANNING AND
100 DEVELOPMENT COORDINATOR;

101 “(5) MUNICIPAL ENGINEER;

102 “(6) REPRESENTATIVE FROM THE
103 DEPARTMENT OF HUMAN SETTLEMENTS AND
104 URBAN DEVELOPMENT;

105 “(7) REPRESENTATIVE FROM A PRIVATE
106 SECTOR ENGAGED IN SUBDIVISION AND HOUSING
107 DEVELOPMENT;

108 “(8) REPRESENTATIVE FROM A PEOPLE'S
109 ORGANIZATION INTERESTED IN SOCIALIZED
110 HOUSING DEVELOPMENT; AND

111 “(9) REPRESENTATIVE FROM A NON-
112 GOVERNMENTAL ORGANIZATION INTERESTED
113 IN SOCIALIZED HOUSING DEVELOPMENT, AS
114 MEMBERS.

115 “THE REPRESENTATIVES FROM THE LAST
116 THREE (3) ENTITIES MUST BE OPERATING IN THE
117 CONCERNED MUNICIPALITIES.

118 “SEC. 105-B. *POWERS AND FUNCTIONS.* – THE
119 LOCAL HOUSING BOARD SHALL:

120 “(A) FORMULATE, DEVELOP, AND RECOMMEND
121 TO THE CONCERNED SANGGUNIAN POLICIES,
122 DIRECTIVES, RULES, AND REGULATIONS,
123 CONSISTENT WITH EXISTING LAWS, AS MAY BE
124 DEEMED NECESSARY, ON SOCIALIZED HOUSING
125 PROGRAMS AND OBSERVANCE OF THE RIGHT OF THE
126 INFORMAL SETTLERS TO JUST AND HUMANE
127 HOUSING PROGRAM, INCLUDING THE ANNUAL
128 BUDGETARY ALLOCATIONS FOR SOCIALIZED
129 HOUSING PROGRAMS;

130 “(B) PREPARE THE LOCAL COMPREHENSIVE
131 LAND USE PLAN MANDATED UNDER SECTION 20 (C) OF
132 THIS CODE, WHICH MUST INCLUDE A SOCIALIZED
133 HOUSING PROGRAM, IN COORDINATION WITH THE
134 LOCAL DEVELOPMENT COUNCIL, DEPARTMENT OF
135 HUMAN SETTLEMENT AND URBAN DEVELOPMENT,
136 AND OTHER CONCERNED LOCAL OFFICES AND
137 GOVERNMENT AGENCIES: *PROVIDED*, THAT IN THE
138 CASE OF A CITY, AN IN-CITY, NEAR-CITY, OR OFF-
139 CITY RESETTLEMENT PLAN, IN ORDER OF PRIORITY,
140 WHICHEVER IS APPLICABLE, MUST BE INCLUDED IN
141 THE COMPREHENSIVE LAND USE PLAN;

142 “(C) CONDUCT ADEQUATE AND GENUINE PUBLIC
143 HEARINGS OR CONSULTATIONS WITH RELEVANT
144 STAKEHOLDERS TO ENSURE THEIR OPPORTUNITY TO
145 BE HEARD AND PARTICIPATE IN THE DECISION-
146 MAKING PROCESS ON LOCAL SOCIALIZED HOUSING
147 PROGRAM AND OTHER MATTERS INVOLVING THE
148 PROTECTION AND PROMOTION OF THEIR
149 LEGITIMATE COLLECTIVE INTERESTS;

150 “(D) DESIGNATE AT LEAST ONE (1)
151 REPRESENTATIVE TO THE RESPECTIVE LOCAL
152 DEVELOPMENT COUNCILS WHO IS NOT A MEMBER OF
153 THE COUNCIL;

154 “(E) SUBMIT TO THE PRESIDENT AND THE
155 CONGRESS OF THE PHILIPPINES AN ANNUAL REPORT,
156 AS PROVIDED IN SECTION 41 OF RA 7279, OTHERWISE
157 KNOWN AS THE “*URBAN DEVELOPMENT AND HOUSING*
158 *ACT OF 1992*,” THROUGH THE LOCAL CHIEF
159 EXECUTIVE; AND

160 “(F) PERFORM OTHER RELATED FUNCTIONS AS
161 MAY BE NECESSARY TO IMPLEMENT THE MANDATE
162 OF LOCAL GOVERNMENT UNITS.

163 **“SEC. 105-C. *COMPENSATION AND***
164 ***REMUNERATION.* – THE CHAIRPERSON, VICE**
165 **CHAIRPERSON, AND MEMBERS OF THE LOCAL**
166 **HOUSING BOARD SHALL PERFORM THEIR DUTIES**
167 **WITHOUT COMPENSATION OR REMUNERATION.**
168 **MEMBERS WHO ARE NOT GOVERNMENT OFFICIALS**
169 **OR EMPLOYEES ARE ENTITLED TO NECESSARY**
170 **TRAVELING EXPENSES AND ALLOWANCES**
171 **CHARGEABLE AGAINST THE FUNDS OF THE**
172 **CONCERNED LOCAL HOUSING BOARD, SUBJECT TO**
173 **EXISTING ACCOUNTING AND AUDITING RULES AND**
174 **REGULATIONS.**

175 **“SEC. 105-D. *MEETINGS AND QUORUMS.* – THE**
176 **BOARD SHALL MEET AT LEAST ONCE A MONTH OR AS**
177 **MAY BE NECESSARY.**

178 **“THE PRESENCE OF THE CHAIRPERSON OR THE**
179 **VICE CHAIRPERSON AND A MAJORITY OF THE**
180 **MEMBERS OF THE BOARD SHALL CONSTITUTE A**
181 **QUORUM. SPECIAL MEETINGS MAY BE CALLED BY**
182 **THE CHAIRPERSON OR A MAJORITY OF THE**
183 **MEMBERS WHEN SITUATIONS SO WARRANT. THE**
184 **BOARD SHALL REACH DECISIONS THROUGH AN**

185 **AFFIRMATIVE VOTE OF THE MAJORITY OF THE**
186 **MEMBERS.**

187 **“SEC. 105-E. *SOCIALIZED HOUSING PROGRAM.* –**
188 **THE LOCAL HOUSING BOARD SHALL PREPARE**
189 **SOCIALIZED HOUSING PROGRAMS, WHICH MUST**
190 **COMPREHENSIVELY DETAIL THE RESETTLEMENT OF**
191 **REGISTERED INFORMAL SETTLERS**

192 **“THE BOARD SHALL CONSIDER THE**
193 **FOLLOWING FACTORS IN ITS PREPARATION OF THE**
194 **SOCIALIZED HOUSING PROGRAM:**

195 **“(A) INCLUSION OF POTABLE WATER,**
196 **ADEQUATE POWER DISTRIBUTION SYSTEM, AND**
197 **ADEQUATE SEWERAGE FACILITIES IN EVERY**
198 **SOCIALIZED HOUSING UNIT;**

199 **“(B) PROXIMITY OF THE SOCIALIZED HOUSING**
200 **LOCATION TO, AND ACCESS OF THE BENEFICIARIES**
201 **TO, BASIC SERVICES SUCH AS HEALTH, EDUCATION,**
202 **COMMUNICATIONS, SECURITY, PUBLIC**
203 **TRANSPORTATION, RECREATION, RELIEF, AND**
204 **WELFARE;**

205 **“(C) PROXIMITY OF THE SOCIALIZED HOUSING**
206 **LOCATION TO, AND ACCESS OF THE BENEFICIARIES**
207 **TO, AREAS WITH EMPLOYMENT OPPORTUNITIES;**

208 **“(D) INTEGRATION TO THE SOCIALIZED**
209 **HOUSING INFRASTRUCTURES OF APPROPRIATE**
210 **DISASTER RISK REDUCTION MANAGEMENT AND**
211 **CLIMATE CHANGE ADAPTION STANDARDS; AND**

212 **“(E) SUCH OTHER FACTORS THAT ARE**
213 **RELEVANT IN IMPROVING AND UPLIFTING THE**
214 **CONDITIONS OF THE INFORMAL SETTLERS.**

215 **“SEC. 105-F. *LOCAL HOUSING OFFICE.* – THERE**
216 **SHALL BE ESTABLISHED A LOCAL HOUSING OFFICE**
217 **IN EVERY PROVINCE, CITY AND MUNICIPALITY,**
218 **WHICH SHALL SERVE AS THE IMPLEMENTING ARM**
219 **OF THE LOCAL HOUSING BOARD.**

220 **THE LOCAL HOUSING OFFICES SHALL:**

221 **“(A) ASSIST IN THE PREPARATION OF THE LOCAL**
222 **COMPREHENSIVE LAND USE PLAN;**

223 **“(B) OVERSEE AND COORDINATE GOVERNMENT**
224 **ACTIVITIES RELATIVE TO CONSULTATION,**
225 **RELOCATION, AND RESETTLEMENT OF INFORMAL**
226 **SETTLERS IN CASES WHERE EVICTIONS AND**

227 **DEMOLITIONS AFFECTING THEM ARE NECESSARY**
228 **AND ALLOWED BY EXISTING LAWS;**

229 **“(C) ENSURE THAT THE BALANCED HOUSING**
230 **REQUIREMENTS, AS PROVIDED IN SECTION 18 OF RA**
231 **7279 AND ITS IMPLEMENTING RULES AND**
232 **REGULATIONS ARE IMPLEMENTED AND ENFORCED;**

233 **“(D) COORDINATE WITH OTHER OFFICES**
234 **WITHIN THE LOCAL GOVERNMENT UNIT, MONITOR**
235 **THE NATURE AND PROGRESS OF LAND**
236 **DEVELOPMENT AND HOUSING CONSTRUCTION IN**
237 **THE CASE OF HOUSE AND LOT PACKAGES, AND**
238 **IMPOSE APPROPRIATE MEASURES TO ENFORCE**
239 **COMPLIANCE WITH THE APPROVED PLANS, IF**
240 **NECESSARY;**

241 **“(E) CONDUCT AN INVENTORY OF ALL LANDS**
242 **WITHIN THE RESPECTIVE LOCALITIES, AND UPDATE**
243 **THE SAME EVERY THREE (3) YEARS, IN ACCORDANCE**
244 **WITH SECTION 7 OF RA 7279 AND THE GUIDELINES**
245 **ISSUED FOR THE PURPOSE;**

246 **“(F) IDENTIFY THE SITES FOR SOCIALIZED**
247 **HOUSING, SUBJECT TO THE REQUIREMENTS**

248 **PRESCRIBED BY SECTION 8 OF RA 7279 AND THE**
249 **GUIDELINES ISSUED FOR THE PURPOSE;**

250 **“(G) ENSURE THE REGISTRATION OF**
251 **UNDERPRIVILEGED AND HOMELESS INFORMAL**
252 **SETTLERS WITHIN ITS JURISDICTION AS SOCIALIZED**
253 **HOUSING BENEFICIARIES UNDER SECTIONS 16 AND 17**
254 **OF RA 7279: PROVIDED, THAT THE LOCAL HOUSING**
255 **OFFICE SHALL ASSUME THE FUNCTIONS OF**
256 **PROVINCIAL, CITY, OR MUNICIPAL REGISTRATION**
257 **COMMITTEES AS CONSTITUTED UNDER THE**
258 **IMPLEMENTING RULES AND REGULATIONS OF RA**
259 **7279;**

260 **“(H) ENSURE THE EFFECTIVE PREVENTION,**
261 **IDENTIFICATION OR SUPPRESSION OF**
262 **PROFESSIONAL SQUATTERS AND SQUATTING**
263 **SYNDICATES WITHIN ITS JURISDICTION;**

264 **“(I) ENSURE THE ENFORCEMENT OF LAWS,**
265 **POLICIES, AND PROGRAMS ON HOUSING AND**
266 **SHELTER AS PROVIDED FOR UNDER EXISTING LAWS,**
267 **AND SUCH DIRECTIVES, RULES, AND REGULATIONS**
268 **AS MAY BE ADOPTED BY THE BOARD;**

269 **“(J) ASSIST IN THE ORGANIZATION OF HOUSING**
270 **AND SHELTER COOPERATIVES, ASSOCIATIONS, OR**
271 **ORGANIZATIONS IN ESTABLISHING LINKAGES WITH**
272 **THE GOVERNMENT AGENCIES AND**
273 **NONGOVERNMENTAL ORGANIZATIONS INVOLVED IN**
274 **THE PROMOTION AND INTEGRATION OF SHELTER**
275 **DEVELOPMENT AND GENERATION, TAKING INTO**
276 **ACCOUNT THE LIVELIHOOD OF THE PEOPLE AND**
277 **OTHER COMMUNITY ACTIVITIES;**

278 **“(K) PROVIDE TECHNICAL AND OTHER FORMS**
279 **OF ASSISTANCE TO EXISTING HOUSING**
280 **ASSOCIATIONS OR COOPERATIVES TO ENHANCE**
281 **THEIR VIABILITY AS ECONOMIC ENTERPRISES AND**
282 **SOCIAL ORGANIZATIONS;**

283 **“(L) COORDINATE WITH THE GOVERNMENT**
284 **AGENCIES AND INSTRUMENTALITIES PERFORMING**
285 **FUNCTIONS THAT MAY AFFECT HOUSING AND URBAN**
286 **DEVELOPMENT; AND**

287 **“(M) PERFORM OTHER DUTIES AND FUNCTIONS**
288 **AS MAY BE PRESCRIBED BY LAW OR ORDINANCE.**

289 **“SEC. 105-G. LOCAL HOUSING OFFICER. – A LOCAL**
290 **HOUSING OFFICER, WHO MUST BE A CAREER**

291 **OFFICIAL, SHALL HEAD THE LOCAL HOUSING**
292 **OFFICE. THE LOCAL HOUSING OFFICER MUST BE A**
293 **CITIZEN OF THE PHILIPPINES, A RESIDENT OF THE**
294 **CONCERNED LOCAL GOVERNMENT UNIT, OF GOOD**
295 **MORAL CHARACTER, AND A HOLDER OF A**
296 **BACHELOR’S DEGREE IN PUBLIC ADMINISTRATION,**
297 **URBAN PLANNING, CIVIL ENGINEERING, ECONOMICS,**
298 **DEVELOPMENT STUDIES, OR OTHER RELATED**
299 **DEGREES. LIKEWISE, THE LOCAL HOUSING OFFICER**
300 **MUST HAVE AT LEAST FIVE (5) YEARS OF**
301 **EXPERIENCE IN CASE OF PROVINCES AND CITIES,**
302 **AND THREE (3) YEARS OF EXPERIENCE IN CASE OF**
303 **MUNICIPALITIES, EITHER IN HOUSING**
304 **DEVELOPMENT PROJECTS, ORGANIZATION OF**
305 **HOUSING ASSOCIATIONS OR COOPERATIVES,**
306 **MANAGEMENT AND OPERATION OF HOUSING AND**
307 **SHELTER PROGRAMS OR SUCH OTHER RELATED**
308 **ACTIVITIES.”**

309 SEC. 3. All laws, decrees, executive orders, proclamations, rules and
310 regulations, and other issuances, or parts thereof which are inconsistent with the
311 provisions of this Act are hereby repealed, amended, or modified accordingly.

312 SEC. 4. This Act shall take effect fifteen (15) days after its publication in
313 the *Official Gazette* or a newspaper of general circulation.

314 Approved,

315