

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 5575



Introduced by **HON. BRIAN RAYMUND S. YAMSUAN**

AN ACT ESTABLISHING AN ON-SITE, IN-CITY OR NEAR CITY, OR OFF-CITY GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

EXPLANATORY NOTE

The Constitution mandates the State to undertake 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.¹ In line with this mandate, this Congress enacted Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992 (UDHA), and subsequent amendments, which sought to uphold the right of underprivileged and homeless citizens to decent housing at affordable cost, under a continuing program of urban land reform and housing.

While the Act remains a landmark piece of social legislation, the lived experiences of informal settler families (ISFs) over the past three decades reveal persistent gaps in implementation, particularly in ensuring that resettlement programs are humane, participatory, and sustainable. Urban poor communities

¹ CONST., Article XIII, Section 9.

continue to face forced evictions and relocation to distant areas with limited livelihood opportunities—conditions which do not only compromise the human right to adequate housing, but also perpetuate the persistent problem of social exclusion. Many housing sites are located in off-city areas where employment opportunities are scarce and access to basic services is limited. As a result, some beneficiaries who have accepted housing units have not actually occupied them, while others have been compelled to return to informal settlements due to economic dislocation and the lack of viable livelihood options.²

A recent example is the experience of ISFs from Parañaque and neighboring cities who were relocated to Naic, Cavite in connection with the right-of-way clearing for the LRT-1 Extension project. Many of the affected families who initially accepted housing units in Naic eventually returned to their original communities due to the lack of viable livelihood opportunities in the relocation site.³ The influx of relocated households has likewise affected the host community's basic services. According to the Department of Education, around 1,800 public school students in Naic have been compelled to attend classes in makeshift classrooms as local schools struggle to accommodate a 900 percent surge in enrollment resulting from the said relocation initiatives.⁴ This illustrates how the lack of adequate social preparation and livelihood planning can render resettlement sites unsustainable and disconnected from the realities that shape the daily survival of affected families.

This bill seeks to directly confront these issues and operationalize the intent of the UDHA by establishing a comprehensive and people-centered framework for government resettlement programs that prioritizes on-site, in-city, and near-city relocation, making off-city resettlement a measure of last resort. Under this approach, ISF are no longer treated merely as beneficiaries of housing projects but as active partners in managing the communities they will later call home.

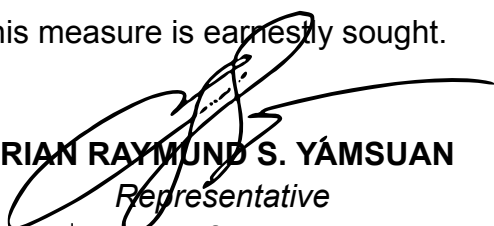
Finally, the proposed amendments provide for the drafting of a Relocation Action Plan as an indispensable component of every People's Plan, ensuring adequate social preparation and safeguards against forced evictions. These provisions institutionalize humane relocation practices and show the government's commitment to uphold the dignity of all citizens, especially the most vulnerable, such as the ISFs.

² Performance Audit Report - PAO-2023-04, Commission on Audit (2023).

³ Bermudo, L. (2024, December 12). ISFs sa Las Piñas, tinutulan 'outside city relocation'. Pilipino Star Ngayon.
<https://www.philstar.com/pilipino-star-ngayon/metro/2024/12/12/2406727/isfs-sa-las-pias-tinutulan-outside-city-relocation>

⁴ ABS-CBN News. (2025, June 18). More land needed to address Cavite classroom shortage — Angara. ABS-CBN News.
<https://www.abs-cbn.com/news/nation/2025/6/18/more-land-needed-to-address-cavite-classroom-shortage-angara-1523>

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



BRIAN RAYMUND S. YAMSUAN
Representative
2nd District of Parañaque

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**AN ACT ESTABLISHING AN ON-SITE, IN-CITY OR NEAR CITY, OR OFF-CITY
GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER
FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN AND MANDATING THE
IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE
DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN
CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER
BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE
RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE
REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE
“URBAN DEVELOPMENT AND HOUSING ACT OF 1992”**

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

SECTION 1. Amendatory Provisions. – For purpose of this Act, the following provisions of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992,” are hereby amended as follows:

a) Section 3 is hereby amended as follows:

“Sec. 3. Definition of Terms. – For purpose of this Act:

“(a)

“xxx

“(w) xxx; [and]

**“(x) 'Zonal Improvement Program or ZIP' refers to the program of the
National Housing Authority of upgrading and improving INFORMAL
SETTLEMENTS within the cities and municipalities of Metro Manila**

pursuant to existing statutes and pertinent executive issuances.

"(y) 'ADEQUATE AND GENUINE CONSULTATION' refers to the standard of consultation with the affected informal settler families (ISFs) which shall require the following:

(1) Effective dissemination and full access to relevant information and documents including land records, housing budgets, the proposed plan or project, alternative housing options, and comprehensive resettlement plans;

(2) Reasonable time for the public to review, comment and object to the proposed plan or project;

(3) Provision by the government or non-government organizations of legal, technical, and other advice to affected persons on their rights and options;

(4) Public hearings that provide affected ISFs and their advocates with opportunities to challenge the eviction decision or present alternative proposals and to articulate their demands and development priorities;

"(z) 'CIVIL SOCIETY ORGANIZATIONS (CSOs) refer to non-governmental organizations (NGOs), people's organizations (POs), cooperatives, trade unions, professional associations, faith-based organizations, media groups, indigenous peoples movements, foundations and other citizen's groups formed primarily for social and economic development to plan and monitor government programs and projects, engage in policy discussions, and actively participate in collaborative activities with the government;

"(aa) 'IN-CITY RESETTLEMENT' refers to a relocation site within the jurisdiction of the city where the affected ISFs are living;

"(bb) 'INFORMAL SETTLEMENTS' refer to:

(1) Residential areas where housing units have been constructed by settlers on land which they occupy illegally; or

(2) Unplanned settlements or areas where housing is not in compliance with existing planning and building regulations;

"(cc) 'INFORMAL SETTLER FAMILIES (ISFs)' — individuals or households living under any of the following conditions:

- 1. A lot / dwelling unit without consent of the property owner;**
- 2. Danger areas;**
- 3. Areas for government infrastructure projects;**
- 4. Protected / forest areas (except for indigenous peoples);**
- 5. Areas for priority development as declared under Proclamation No. 1967, Series of 1980, if applicable; and**
- 6. Other government / public lands or facilities not intended for human habitation;**

"(dd) 'NEAR-CITY RESETTLEMENT' refers to a relocation site within the jurisdiction of a local government unit adjacent to the local government unit having jurisdiction over the present settlements of the informal settler families;

"(ee) 'NON-GOVERNMENT ORGANIZATION or NGO' refers to a duly registered nonstock, nonprofit organization focusing on the upliftment of the basic or disadvantaged sectors of society by providing advocacy, training, community organizing, research, access to resources, and other similar activities, as defined under Republic Act No. 8425, otherwise known as the 'Social Reform and Poverty Alleviation Act' and organized and operated exclusively for scientific, research, educational, character-building and youth and sports development, health, social welfare, cultural or charitable purposes, or a combination thereof, and no part of the net income of which inures to the benefit of any private individual pursuant to Section 34 (H)(2)(C)(1) of Republic Act No. 8424, as amended, otherwise known as the 'Tax Reform Act of 1997';

"(ff) 'OFF-CITY RESETTLEMENT' refers to a relocation site developed outside and not adjacent to the local government unit where the affected informal settler families have their settlements;

"(gg) 'PEOPLE'S PLAN' refers to the plan formulated and initiated by the beneficiary-association, with the assistance of concerned government agencies; and

"(hh) 'SOCIAL PREPARATION' refers to the process of establishing social, organizational, and institutional norms and mechanisms. Such norms and mechanisms will:

- (1) Enable the settlers to cope with changes; and**

(2) In partnership with concerned institutions and stakeholders, encourage the settlers not only to work among themselves for the purpose of drawing up and undertaking their housing resettlement proposals but also to actively and meaningfully participate in housing resettlement projects undertaken in their behalf, thus resolving collective action problems among community members and coordination problems with government and other entities."

(b) Section 23 of the same Act is hereby amended to read as follows:

"Section 22. Livelihood Component. - To the extent feasible, socialized housing and resettlement projects shall be located near areas where employment opportunities are accessible. The government agencies dealing with **THE PROVISION AND DEVELOPMENT OF SKILLS AND LIVELIHOOD TRAINING** and grant of livelihood loans, **NAMELY: THE DEPARTMENT OF LABOR AND EMPLOYMENT, THE DEPARTMENT OF SOCIAL WELFARE AND DEVELOPMENT, THE DEPARTMENT OF SCIENCE AND TECHNOLOGY (DOST), THE TECHNICAL EDUCATION AND SKILLS DEVELOPMENT AUTHORITY (TESDA), THE DEPARTMENT OF TRADE AND INDUSTRY, AND THE PHILIPPINE TRADE AND TRAINING CENTER (PTTC)** shall give priority to the beneficiaries of the Program.

(c) Section 23 of the same Act is hereby amended to read as follows:

"SEC. 23. Participation of **PROGRAM** Beneficiaries or **AFFECTED ISFs, FORMATION OF BENEFICIARY-ASSOCIATION, MAINSTREAMING SOCIAL PREPARATION, AND FORMULATION AND IMPLEMENTATION OF A PEOPLE'S PLAN.** — The local government units, in coordination with the Presidential Commission for the Urban Poor and concerned government agencies, shall afford program beneficiaries **OR AFFECTED ISFs** or their duly designated representatives an opportunity to be heard and to participate in the decision-making process over matters involving the protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms.

They shall also be encouraged to organize themselves [~~and undertake self-help cooperative housing and other livelihood activities~~] **INTO AN ASSOCIATION FOR ACCREDITATION AS BENEFICIARIES OR AWARDEES OF OWNERSHIP RIGHTS UNDER THE RESETTLEMENT PROGRAM, COMMUNITY MORTGAGE PROGRAM, LAND TENURE ASSISTANCE PROGRAM, AND OTHER SIMILAR PROGRAMS IN RELATION TO A SOCIALIZED HOUSING PROJECT ACTUALLY**

BEING IMPLEMENTED BY THE NATIONAL GOVERNMENT OR BY THE LGUs. They shall assist the government in preventing the incursions of professional squatters and members of squatting syndicates into their communities.

In instances when the affected beneficiaries **OR ISFs** have failed to organize themselves or form an ~~alliance~~ **ASSOCIATION** within a reasonable period prior to the implementation of the program or projects affecting them, consultation between the implementing **LGU OR** agency and the affected **ISFs** shall be conducted with the assistance of the Presidential Commission for the Urban Poor and the concerned **CSOs UNTIL AN ASSOCIATION IS FORMED.**

THE ASSOCIATION, IN COORDINATION WITH THE PRESIDENTIAL COMMISSION FOR THE URBAN POOR WITH OR WITHOUT THE SUPPORT OF CSOS, SHALL FORMULATE A PEOPLE'S PLAN THROUGH A PROCESS OF CONSULTATION WHICH SHALL CONTAIN A SITE DEVELOPMENT PLAN, INCLUDING NONPHYSICAL DEVELOPMENT COMPONENTS SUCH AS SELF-HELP HOUSING COOPERATIVE, LIVELIHOOD, SELF-HELP DEVELOPMENT, AND CAPABILITY-BUILDING TRAININGS.

THE ASSOCIATION, WITH THE ASSISTANCE OF CSOS AND GOVERNMENT AGENCIES INCLUDING THE NATIONAL ANTI-POVERTY COMMISSION (NAPC), PRESIDENTIAL COMMISSION FOR THE URBAN POOR, NATIONAL HOUSING AUTHORITY, CITY OR MUNICIPAL SOCIAL WELFARE AND DEVELOPMENT OFFICE, SOCIAL HOUSING FINANCE CORPORATION, LOCAL GOVERNMENT UNITS, AND OTHER RELEVANT AGENCIES OF GOVERNMENT, SHALL AGREE ON, DEVELOP, AND IMPLEMENT THE PEOPLE'S PLAN.

IN ACCORDANCE WITH THE PROTECTION GUIDELINES PROVIDED UNDER SECTION 28 OF THIS ACT, A RELOCATION ACTION PLAN SHALL BE AN INDISPENSABLE COMPONENT OF THE PEOPLE'S PLAN. THE RELOCATION ACTION PLAN SHALL INCLUDE THE FOLLOWING OBJECTIVES:

- (A) ENSURE SAFE, AFFORDABLE, DECENT, AND HUMANE CONDITION OF RELOCATION, INCORPORATING THEREIN APPROPRIATE DISASTER RISK REDUCTION MANAGEMENT AND CLIMATE CHANGE ADAPTATION STANDARDS;**
- (B) PROVIDE ADEQUATE SOCIAL PREPARATION; AND**
- (C) PREVENT FORCED EVICTION:**

PROVIDED, THAT PRIMARY CONSIDERATION SHALL BE GIVEN TO THE HOUSING FINANCIAL SCHEME SUGGESTED IN THE PEOPLE'S PLAN.

(d) Section 26 of the same Act is hereby amended to read as follows:

"SEC. 26. Urban Renewal and Resettlement — ~~[This]~~ **URBAN RENEWAL AND RESETTLEMENT** shall include the rehabilitation and development of blighted and slum areas and resettlement of program beneficiaries **OR AFFECTED ISFs** in accordance with the provisions of this Act.

On-site development shall be implemented ~~whenever possible~~ **AFTER ADEQUATE AND GENUINE CONSULTATION WITH THE AFFECTED ISFS, AND IN ACCORDANCE WITH THE PEOPLE'S PLAN FORMULATED PURSUANT TO SECTION 23 OF THIS ACT**, in order to ensure minimum movement of occupants of blighted lands and slum areas.

~~"The"~~ **WHERE DEMOLITION OR EVICTION IS ALLOWED IN THE AREA OCCUPIED BY THE PROGRAM BENEFICIARIES PURSUANT TO SECTION 28 OF THIS ACT, AND ON-SITE RESETTLEMENT CANNOT BE UNDERTAKEN BY REASON THEREOF, THE IN-CITY** resettlement of the beneficiaries of the program **OR AFFECTED ISFs** from their existing places of occupancy shall be undertaken only ~~[when on-site development is not feasible and]~~ after compliance with the procedures ~~laid down in [Section 28 of this Act]~~ the same section of this Act and in accordance with the preference of the affected ISFs as contained in the People's Plan.

Should in-city resettlement not be feasible, near-city resettlement shall be considered. Off-city resettlement shall be the last resort and must satisfy the requirements of adequate and genuine consultation prior to relocation."

(e) Section 29 of the same Act is hereby amended to read as follows:

"SEC. 29. Resettlement — Within two (2) years from the effectivity of this Act, the local government units, in coordination with the National Housing Authority, shall implement the relocation and resettlement of persons living in danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and in other public places such as sidewalks, roads, parks, and playgrounds, and those affected by government infrastructure projects.

The local government unit, in coordination with the concerned government agencies and affected LGUs in cases of near-city and off-city resettlement, shall provide relocation or resettlement sites with basic services and facilities and access to employment and livelihood opportunities sufficient to meet the basic needs of the affected families.

All local government units shall identify potential resettlement areas in their Comprehensive Land Use Plans (CLUPs).

In addition to the funding sources provided under Section 42 of this Act, the allocation for the basic services and facilities may be taken by the local government unit implementing the relocation or resettlement from the twenty percent (20%) of the Internal Revenue Allotment appropriated for development projects as mandated under Section 287 of Republic Act No. 7160, otherwise known as the "Local Government Code of 1991."

SECTION 2. Implementing Rules and Regulations. — The principles, policies and provisions of this Act shall be incorporated in the National Shelter Program.

The Housing and Urban Development Coordinating Council and the Department of the Interior and Local Government, in consultation and coordination with appropriate government agencies, CSOs, NGOs, representatives from the private sector, and ISFs, shall promulgate a new set of implementing rules and regulations within sixty (60) days from the effectivity of this Act.

The implementing rules and regulations shall be consistent with the provisions of this Act, particularly with the amendments, parameters, and standards introduced to Sections 23, 26, and 29 of the "Urban Development and Housing Act of 1992", and shall include the following:

(a) A People's Plan template to guide ISFs in the development of their own People's Plan: Provided, That such template shall be a complete *pro forma* People's Plan:

Provided, further, That such a template shall be used to benchmark the minimum standards in a People's Plan; and

(b) A guide to effective implementation of the People's Plan, including details on the necessity of the issuance of internal memoranda by concerned agencies.

The implementing rules and regulations issued pursuant to this section shall take effect thirty

(30) days after its publication in two (2) national newspapers of general circulation.

SECTION 3. Congressional Oversight Committee. — There is hereby created

a Congressional Oversight Committee to oversee, monitor, and evaluate the implementation of this Act.

The Oversight Committee shall be composed of five (5) members from the Senate which shall include the Chairpersons of the Senate Committee on Urban Planning, Housing, and Resettlement and five (5) members from the House of Representatives, which shall include the Chairperson of the House Committee on Housing and Urban Development.

The four (4) other members from each Chamber shall be designated by the Senate President and the Speaker of the House of Representatives, respectively. The Minority shall have at least one (1) representative from both Chambers.

SECTION 4. Repealing Clause. — All laws, decrees, executive orders, proclamations, rules and regulations, and other issuances, or parts thereof which are inconsistent with the provisions of this Act are hereby repealed, amended, or modified accordingly.

SECTION 5. Separability Clause. — If, for any reason, any part, section, or provision of this Act is held invalid or unconstitutional, the remaining provisions not affected thereby shall continue to be in full force and effect.

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

Approved,