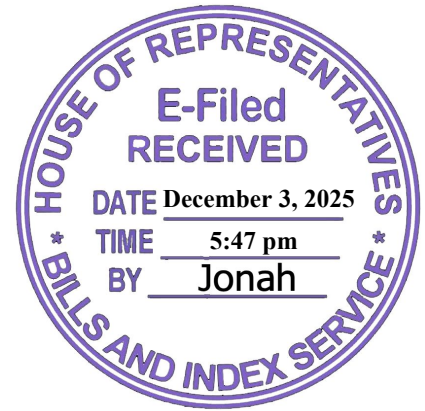


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Batasan Hills, Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 6618



Introduced by Honorable Representatives
SARAH JANE I. ELAGO (Gabriela Women's Party),
ANTONIO L. TINIO (ACT Teachers Party-list), and
RENEE LOUISE M. CO (Kabataan Party-list)

AN ACT
ESTABLISHING AN ON-SITE DEVELOPMENT, IN-CITY, OR NEAR-CITY LOCAL
GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER
FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN

EXPLANATORY NOTE

The right to adequate housing is a basic human right recognized as part of the right to an adequate standard of living under the Universal Declaration of Human Rights (UDHR). According to Section 10, Article XIII of the 1987 Philippine Constitution, “urban or rural poor dwellers shall not be evicted, nor their dwellings demolished...” and that “no resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated.”

However, the current structure of housing and urban development in the Philippines has been primarily focused on putting profit first before human development. Currently, the country is grappling with a massive housing backlog amid the failure of private sector-led housing programs to address the shelter needs of poor Filipino families. The UN-Habitat Philippines Country Report 2023¹ estimated that the housing backlog will increase from 6.5 million in 2022, to 22 million by 2040. As of March 2025, the housing backlog is at 8.25 million units.²

¹ https://unhabitat.org/sites/default/files/2023/06/5_un-habitat_philippines_country_report_2023_final_compressed.pdf

² Addressing the Housing Backlog in the Philippines: A Comprehensive Analysis and Financial Strategy for 2030 by Paul Pajo, March 27, 2025: https://www.researchgate.net/publication/390214550_Addressing_the_Housing_Backlog_in_the_Philippines_A_Comprehensive_Analysis_and_Financial_Strategy_for_2030

The Philippines' housing situation is also characterized by a lack of decent and affordable mass housing, which has forced poor Filipino families to crowd into makeshift dwellings in informal settlements. Moreover, urban poor families also face violent demolitions, most of the time without proper public consultations, via the 'right-of-way' given for public and private infrastructure development, or when the area of informal settlements is considered a "danger area" by the authorities.

Demolition and eviction activities were still carried out in various communities amid the COVID-19 pandemic and raging economic crisis. In 2021, the eviction of at least ninety (90) families in the riverside portion (Riverside) of Vitas, Katuparan Housing in Tondo, Manila was carried out to give way to the construction of a high-rise housing project and cockpit arena. The Department of Public Works and Highways (DPWH), the National Housing Authority (NHA), and the local government unit did not hold consultations regarding the impending demolition of the houses in Riverside nor were there immediate plans for relocation. Instead, in a span of two (2) weeks, seventeen (17) houses were demolished in Riverside by the middle of February 2021. On February 15, 2021, the NHA only offered seven (7) out of the 17 families dog cage-like temporary shelters on the riverside of Rodriguez Bridge in Manila. The rest of the displaced families were able to seek shelter in the already cramped houses of their neighbors.

On April 18, 2024, homes of around fifty (50) to eighty (80) families³ in Sitio San Isidro, Brgy. Pag-asa, Quezon City were suddenly demolished to make way for the expansion of the parking lot of the Philippine Children's Medical Center. The residents were allegedly not informed of the demolition operation prior to said date nor were shown legal documents authorizing such operation by the Philippine National Police (PNP) and the NHA. According to Kalipunan ng Damayang Mahihirap (KADAMAY), an urban poor organization which advocates for right to housing, there was no prior consultation and pre-demolition conference with the residents and no offer of relocation or cash assistance.⁴

This fast-paced and seemingly rushed demolition trashes the rights of urban poor families, dislocates them from their livelihood and sources of income, and disrupts their life amid the high prices of oil, goods, and services in the country.

Republic Act (RA) No. 7279 or the Urban Development and Housing Act (UDHA) of 1992 has been ineffective to address the chronic housing backlog, continuing human rights violations of evictees and informal settlers, and inadequacies of the country's profit-oriented housing programs. While RA No. 7279 provides options for informal settler families to relocate on-site, in-city, near-city, or off-city, implementing agencies mostly relocate affected communities off-city – far away from their jobs and livelihood. Despite the existence of Section 23 of RA No. 7279, which supposedly ensures the participation of socialized housing program beneficiaries in the decision-making process, it was never really put into practice.

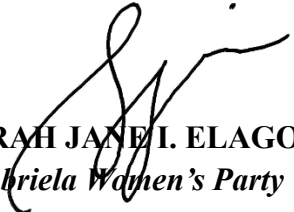
³ <https://www.rappler.com/moveph/displaced-families-seek-government-accountability-aid-demolition-sitio-san-isidro-quezon-city/>

⁴ <https://phkule.org/article/1185/quezon-city-govt-demolishes-50-sitio-san-isidro-homes-for-hospital-parking-lot/>

The Urban Development and Housing Act of 1992 failed to serve the poor but was successful in paving the way for profit interests of foreign monopoly and big businesses through violent and illegal demolitions. This abusive housing system falls on ineffective government housing programs, which have not responded to people's real needs.

This bill introduces amendments to RA No. 7279 to ensure that displaced families will be given an onsite, in-city, or near-city relocation - with on-site development as the first recourse. It seeks to do away with the option of off-city relocation and ensure that a genuine on-site, in-city, or near-city relocation plan is implemented to uphold the Filipino's right to decent, affordable, and public mass housing. The bill also repeals section/s of UDHA which lay/s down the criteria for eviction and demolition operations in communities.

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



SARAH JANE I. ELAGO
Gabriela Women's Party



ANTONIO L. TINIO
ACT Teachers Partylist



RENEE LOUISE M. CO
Kabatagan Partylist

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

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 6618

Introduced by Honorable Representatives
SARAH JANE I. ELAGO (Gabriela Women's Party),
ANTONIO L. TINIO (ACT Teachers Party-list), and
RENEE LOUISE M. CO (Kabataan Party-list)

**AN ACT ESTABLISHING AN ON-SITE, IN-CITY, OR NEAR-CITY LOCAL
GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER
FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN**

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

SECTION 1. *Amendatory Provisions.* – For purposes of this Act, the following provisions of Republic Act (RA) No. 7279, otherwise known as the “Urban Development and Housing Act of 1992”, are hereby amended:

(a) Section 3 is hereby amended to read as follows:

“SEC. 3. Definition of Terms. – For purposes of this Act:

“(A) “ADEQUATE AND RESPONSIVE CONSULTATION” REFERS TO THE STANDARD OF DIALOGUE TO BE CONDUCTED BY THE IMPLEMENTING LOCAL GOVERNMENT UNIT OR THE PROJECT PROPONENT AGENCY WITH THE AFFECTED INFORMAL SETTLER FAMILIES WHICH SHALL REQUIRE THE FOLLOWING:

(1) EFFECTIVE DISSEMINATION OF RELEVANT INFORMATION AND DOCUMENTS INCLUDING LAND RECORDS, THE PROPOSED PLAN OR PROJECT, ALTERNATIVE HOUSING OPTIONS, AND

COMPREHENSIVE ON-SITE, IN-CITY, OR NEAR-CITY RESETTLEMENT PLANS;

(2) PROVISION BY THE GOVERNMENT OR NON-GOVERNMENT ORGANIZATIONS OF LEGAL, TECHNICAL, AND OTHER ADVICE TO AFFECTED INFORMAL SETTLER FAMILIES ON THEIR RIGHTS AND OPTIONS;

(3) THE CONDUCT OF PUBLIC HEARINGS THAT SHALL PROVIDE AFFECTED INFORMAL SETTLER FAMILIES, ADVOCATES, AND THE PUBLIC, WITH OPPORTUNITIES TO COMMENT ON THE PROPOSED RESETTLEMENT ACTION PLAN, OR PRESENT ALTERNATIVE PROPOSALS AND ARTICULATE THEIR DEMANDS AND RESETTLEMENT PRIORITIES; AND

(4) MEDIATION, ARBITRATION, OR ADJUDICATION BY AN INDEPENDENT BODY VESTED WITH CONSTITUTIONAL AUTHORITY SUCH AS A COURT OF LAW, AS MAY BE APPROPRIATE, IN CASE NO AGREEMENT IS REACHED ON THE PROPOSALS OF THE CONCERNED PARTIES;

([a]B) “Affordable cost” refers to the most reasonable price of land and shelter based on the needs and financial capability of Program beneficiaries and appropriate financing schemes;

([b]C) “Areas for priority development” refers to those areas declared as such under existing statutes and pertinent executive issuances;

([c]D) “Blighted lands” refers to the areas where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area.

“(E) “CIVIL SOCIETY ORGANIZATION OR CSO” REFERS TO A NON-GOVERNMENT ORGANIZATION, PEOPLE’S ORGANIZATION, COOPERATIVE, TRADE UNION, PROFESSIONAL ASSOCIATION, FAITH-BASED ORGANIZATION, MEDIA GROUP, INDIGENOUS PEOPLES MOVEMENT, FOUNDATION AND ANY OTHER CITIZEN’S GROUP FORMED PRIMARILY FOR SOCIAL AND ECONOMIC DEVELOPMENT CONCERNS TO PLAN PROGRAMS AND PROJECTS AND MONITOR THEIR IMPLEMENTATION, ENGAGE IN POLICY DISCUSSIONS, AND ACTIVELY PARTICIPATE IN COLLABORATIVE ACTIVITIES WITH THE GOVERNMENT”;

“(F) “COMPREHENSIVE LAND USE PLAN OR CLUP” REFERS TO THE DOCUMENT, FORMULATED BY THE LOCAL GOVERNMENT UNIT IN CONSULTATION WITH ITS STAKEHOLDERS THAT DEFINES OR PROVIDES GUIDELINES ON THE ALLOCATION, UTILIZATION, DEVELOPMENT, AND MANAGEMENT OF ALL LANDS WITHIN A GIVEN TERRITORY OR JURISDICTION ACCORDING TO THE INHERENT

QUALITIES OF THE LAND ITSELF AND SUPPORTIVE ECONOMIC, DEMOGRAPHIC, SOCIO-CULTURAL, AND ENVIRONMENTAL OBJECTIVES AS DEFINED IN SECTION 3(B) OF REPUBLIC ACT NO. 11201, OTHERWISE KNOWN AS THE “DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT ACT”;

[(d)G] “Consultation” refers to the constitutionally mandated process whereby the public, on their own or through people’s organizations, is provided an opportunity to be heard and to participate in the decision-making process on matters involving the protection and promotion of its legitimate collective interests, which shall include appropriate documentation and feedback mechanisms;

[(e)H] “Idle lands” refers to nonagricultural lands urban and urbanized areas on which no improvements, as herein defined, have been made by the owner, as certified by the city, municipal or provincial assessor;

“(I) “IMPLEMENTING LOCAL GOVERNMENT UNIT” REFERS TO THE CITY OR MUNICIPALITY THAT CARRIES OUT THE RESETTLEMENT PROGRAM AND HAS JURISDICTION OVER THE AREA WHERE THE INFORMAL SETTLER FAMILIES ARE SITUATED”;

[(f)J] “Improvements” refers to all types of buildings and residential units, walls, fences, structures or constructions of all kinds of a fixed character or which are adhered to the soil but shall not include trees, plants and growing fruits, and other fixtures that are mere superimpositions on the land, and the value of improvements shall not be less than fifty percent (50%) of the assessed value of the property;

“(K) “IN-CITY RESETTLEMENT” REFERS TO A RELOCATION SITE WITHIN THE JURISDICTION OF A LOCAL GOVERNMENT UNIT WHERE THE AFFECTED INFORMAL SETTLER FAMILIES ARE LIVING”;

“(L) “INFORMAL SETTLEMENT” REFERS TO:

(1) AN AREA WHERE HOUSING UNITS HAVE BEEN CONSTRUCTED BY SETTLERS ON THE LAND WHICH THEY OCCUPY WITHOUT THE CONSENT OF THE OWNER; OR

(2) AN UNPLANNED SETTLEMENT AND AREA WHERE HOUSING IS NOT IN COMPLIANCE WITH EXISTING PLANNING AND BUILDING REGULATIONS”;

“(M) “INFORMAL SETTLER FAMILIES OR ISFS” REFERS TO HOUSEHOLDS LIVING IN 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”;

([g]N) “Joint venture” refers to the commitment or agreement by two (2) or more persons to carry out a specific or single business enterprise for their mutual benefit, for which purpose they combine their funds, land resources, facilities and services;

“(O) “KEY SHELTER AGENCIES” REFERS TO THE CORPORATIONS ATTACHED TO THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, NAMELY: NATIONAL HOUSING AUTHORITY, NATIONAL HOME MORTGAGE FINANCE CORPORATION, HOME DEVELOPMENT MUTUAL FUND, AND SOCIAL HOUSING FINANCE CORPORATION AND OVER WHICH IT EXERCISES ADMINISTRATIVE SUPERVISION IN ACCORDANCE WITH SECTION 22 OF REPUBLIC ACT NO. 11201”;

([h]P) “Land assembly or consolidation” refers to the acquisition of lots of varying ownership through purchase or expropriation for the purpose of planned and rational development and socialized housing programs without individual property boundary restrictions;

([i]Q) “Land banking” refers to the acquisition of land at values based on existing use in advance of actual need to promote planned development and socialized housing programs;

([j]R) “Land swapping” refers to the process of land acquisition by exchanging land for another piece of land of equal value, or for shares of stock in a government or quasi-government corporation whose book value is of equal value to the land being exchanged, for the purpose of planned and rational development and provision for socialized housing where land values are determined based on land classification, market value and assessed value taken from existing tax declarations: Provided, That more valuable lands owned by private persons may be exchanged with less valuable lands to carry out the objectives of this Act;

([k]S) “Land use plan” refers to the rational approach of allocating available land resources as equitably as possible among competing user groups and for different functions consistent with the development plan of the area and the Program under this Act;

“(T) “NEAR-CITY RESETTLEMENT” REFERS TO A RELOCATION SITE CLOSE TO THE ORIGINAL SETTLEMENT OF THE AFFECTED ISFS, BUT WITHIN THE JURISDICTION OF ANOTHER LOCAL GOVERNMENT

UNIT THAT IS ADJACENT TO THE IMPLEMENTING LOCAL GOVERNMENT UNIT”;

“(U) “NON-GOVERNMENT ORGANIZATION OR NGO” REFERS TO A DULY REGISTERED NON-STOCK, NON-PROFIT 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’”;

“([I]V) “On-site development” refers to the process of upgrading and rehabilitation of blighted and slum urban areas with a view of minimizing displacement of dwellers in said areas, and with provisions for basic services as provided for in Section 21 hereof;

“(W) “PEOPLE’S PLAN” REFERS TO THE PLAN FORMULATED BY THE BENEFICIARY-ASSOCIATION IN COORDINATION WITH THE IMPLEMENTING LOCAL GOVERNMENT UNIT WHICH SHALL CONTAIN A SITE DEVELOPMENT PLAN THAT CONFORMS TO THE CLUP OF THE LOCAL GOVERNMENT UNIT UNDER WHOSE JURISDICTION THE PROJECT SITE IS PROPOSED TO BE LOCATED, INCLUDING COMMUNITY HEALTH, SANITATION, AND SECURITY PLANS; NON-PHYSICAL DEVELOPMENT COMPONENTS SUCH AS SELF-HELP HOUSING COOPERATIVE, LIVELIHOOD, SELF-HELP DEVELOPMENT, CAPABILITY BUILDING; AND A SYSTEM OF ALLOCATION OF SOCIALIZED HOUSING UNITS THAT SHALL PROMOTE AND PROTECT THE WELFARE OF THE ELDERLY, PERSONS WITH DISABILITY, AND CHILDREN AS DEFINED IN SECTION 3(F) OF REPUBLIC ACT NO. 11201”;

“([m]X) “Professional squatters” refers to individuals or groups who occupy lands without the express consent of the landowner and who have sufficient income for legitimate housing. The term shall also apply to persons who have previously been awarded homelots or housing units by the government but who sold, leased or transferred the same to settle illegally in the same place or in another urban area, and non bona fide occupants and intruders of lands reserved

for socialized housing. The term shall not apply to individuals or groups who simply rent land and housing from professional squatters or squatting syndicates;

“(Y) “RECEIVING LOCAL GOVERNMENT UNIT” REFERS TO THE ADJACENT CITY OR MUNICIPALITY, OTHER THAN THE IMPLEMENTING LOCAL GOVERNMENT UNIT, THAT HAS JURISDICTION OVER THE AREA WHERE THE QUALIFIED ISFS ARE RELOCATING OR RESETTLING”;

“(Z) “RESETTLEMENT ACTION PLAN OR RAP” REFERS TO THE PLAN PREPARED BY THE IMPLEMENTING LOCAL GOVERNMENT UNIT OR THE PROJECT PROPONENT AGENCY, IN CONSULTATION WITH THE AFFECTED ISFS WHICH SHALL, IN THE CASE OF NEAR-CITY RELOCATION BE CONCURRED WITH BY THE RECEIVING LOCAL GOVERNMENT UNIT, AND IN ALL CASES SHALL:

(1) SPECIFY DETAILS ON THE IMPLEMENTATION OF RELOCATION;

(2) INCLUDE OR PRIORITIZE, TO THE EXTENT FEASIBLE, AND IN DESCENDING ORDER, ON-SITE, IN-CITY, AND NEAR-CITY OPTIONS; AND

(3) INCLUDE THE BASIC SERVICES AND FACILITIES RELATIVE TO THE HEALTH, EDUCATION, COMMUNICATION, SECURITY, RECREATION, RELIEF AND WELFARE, LIVELIHOOD, AND TRANSPORTATION NEEDS OF THE RELOCATEES”; AND

([n]AA) “Resettlement areas” refers to areas identified by the appropriate national agency or by the local government unit with respect to areas within its jurisdiction, which shall be used for the relocation of the underprivileged and homeless citizens;

([o]BB) “Security of tenure” refers to the degree of protection afforded to qualified Program beneficiaries against infringement or unjust, reasonable and arbitrary eviction or disposition, by virtue of the right of ownership, lease agreement, usufruct and other contractual arrangements;

([p]CC) “Slum Improvement and Resettlement Program or SIR” refers to the program of the National Housing Authority of upgrading and improving blighted squatter areas outside of Metro Manila pursuant to existing statutes and pertinent executive issuances;

([q]DD) “Small property owners” refers to those whose only real property consists of residential lands not exceeding three hundred square meters (300 sq. m.) in highly urbanized cities and eight hundred square meters (800 sq. m.) in other urban areas;

“(EE) “SOCIAL PREPARATION” REFERS TO THE PROCESS OF ESTABLISHING SOCIAL, ORGANIZATIONAL, AND INSTITUTIONAL NORMS AND MECHANISMS THAT SHALL:

(1) ENABLE THE BENEFICIARIES TO COPE WITH CHANGES;
AND

(2) IN PARTNERSHIP WITH CONCERNED INSTITUTIONS AND STAKEHOLDERS, ENCOURAGE THEM NOT ONLY TO WORK AMONG THEMSELVES FOR THE PURPOSE OF DRAWING UP AND UNDERTAKING THEIR HOUSING PROJECT PROPOSALS, BUT ALSO TO ACTIVELY AND MEANINGFULLY PARTICIPATE IN HOUSING PROJECTS UNDERTAKEN ON THEIR BEHALF, RESOLVING PROBLEMS AMONG COMMUNITY MEMBERS AND COORDINATION ISSUES WITH GOVERNMENT AND OTHER ENTITIES.”

([r]FF) “Socialized housing” refers to housing programs and projects covering houses and lots or homelots only undertaken by the government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and such other benefits in accordance with the provisions of this Act;

([s]GG) “Squatting syndicates” refers to groups of persons engaged in the business of squatter housing for profit or gain;

([t]HH) “Underprivileged and homeless citizens” refers to the beneficiaries of this Act and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure;

([u]II) “Unregistered or abandoned lands” refers to lands in urban and urbanizable areas which are not registered with the Register of Deeds, or with the city or municipal assessor’s office concerned, or which are uninhabited by the owner and have not been developed or devoted for any useful purpose, or appears unutilized for a period of three (3) consecutive years immediately prior to the issuance and receipt or publication of notice of acquisition by the government as provided under this Act. It does not include land which has been abandoned by reason of force majeure or any other fortuitous event: Provided, That prior to such event, such land was previously used for some useful or economic purpose;

([v]JJ) “Urban areas” refers to all cities regardless of their population density and to municipalities with a population density of at least five hundred (500) persons per square kilometer;

([w]KK) “Urbanizable areas” refers to sites and lands which, considering present characteristics and prevailing conditions, display marked and great potential of becoming urban areas within the period of five (5) years; and

([x]LL) “Zonal Improvement Program or ZIP” refers to the program of the National Housing Authority of upgrading and improving blighted squatters areas within the cities and municipalities of Metro Manila pursuant to existing statutes and pertinent executive issuances.”

(b) Section 22 is hereby amended to read as follows:

“SEC 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 OF SKILLS AND LIVELIHOOD TRAINING, development of livelihood programs, 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, THE TECHNICAL EDUCATION AND SKILLS DEVELOPMENT AUTHORITY, AND THE PHILIPPINE TRADE AND TRAINING CENTER shall give priority to the beneficiaries of the Program.

(c) Section 23 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 LOCAL GOVERNMENT UNITS. 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 LOCAL GOVERNMENT UNIT OR agency and the affected [beneficiaries] ISFs shall be conducted with the assistance of the Presidential Commission for the Urban Poor and the concerned [nongovernment organization] CSOS UNTIL AN ASSOCIATION IS FORMED.

“THE ASSOCIATION, IN CONSULTATION WITH THE PRESIDENTIAL COMMISSION FOR THE URBAN POOR AND IN COORDINATION WITH THE IMPLEMENTING LOCAL GOVERNMENT UNIT SHALL, WITH OR WITHOUT THE SUPPORT OF CSOS, FORMULATE A ‘PEOPLE’S PLAN’.

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

A RAP SHALL BE AN INDISPENSABLE COMPONENT OF THE PEOPLE’S PLAN. THE RAP SHALL ENUNCIATE THE FOLLOWING:

“(A) A SAFE, AFFORDABLE, DECENT, AND HUMANE CONDITION OF RELOCATION, INCORPORATING THEREIN APPROPRIATE DISASTER RISK REDUCTION MANAGEMENT AND CLIMATE CHANGE ADAPTATION STANDARDS;

“(B) PROVISION OF ADEQUATE SOCIAL PREPARATION; AND

“(C) PREVENTION OF FORCED EVICTION.

(d) Section 26 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 the resettlement of Program beneficiaries OR AFFECTED ISFS in accordance with the provisions of this Act. On-site development shall be implemented [whenever possible] AS THE FIRST RECOURSE and AFTER THE CONDUCT OF ADEQUATE AND GENUINE CONSULTATION WITH THE AFFECTED ISFS AND PROGRAM BENEFICIARIES, 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.

“SHOULD IN-CITY RESETTLEMENT NOT BE FEASIBLE, NEAR-CITY RESETTLEMENT SHALL BE CONSIDERED AND MUST SATISFY THE REQUIREMENTS OF ADEQUATE AND RESPONSIVE CONSULTATION PRIOR TO RELOCATION.”; and

(e) Section 29 is hereby amended to read as follows:

“SEC. 29. Resettlement. – THE IMPLEMENTING LOCAL GOVERNMENT UNITS, JOINTLY WITH THE DEPARTMENT HUMAN SETTLEMENTS AND URBAN DEVELOPMENT AND THE APPROPRIATE KEY SHELTER AGENCIES, SHALL BE CHARGED WITH THE PRIMARY RESPONSIBILITY OF:

- 1) IMPLEMENTING THE RESETTLEMENT OF AFFECTED ISFS IN THEIR RESPECTIVE LOCALITIES [Within two (2) years from the effectivity of this Act, the local government units LGUs, in coordination with the National Housing Authority shall implement] AND the relocation and resettlement of [persons] ISFS 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[. The local government unit, in coordination with the National Housing Authority, shall provide]; AND
- 2) PROVIDING 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] ISFS. FOR THIS PURPOSE, THE LOCAL GOVERNMENT UNIT MAY PURCHASE LANDS OUTSIDE BUT ADJACENT TO ITS JURISDICTION, TAKING INTO CONSIDERATION ITS FEASIBILITY, VIABILITY, BUDGETARY CONCERNS, ZONING ORDINANCES, AND OTHER RELEVANT LAWS.”

“WHERE THE LAND OCCUPIED BY THE ISFS IS PRIVATELY-OWNED, THE LOCAL GOVERNMENT UNIT SHALL, IN COORDINATION WITH THE APPROPRIATE KEY SHELTER AGENCIES, NEGOTIATE WITH THE OWNER FOR THE PURCHASE OF THE OCCUPIED PROPERTY. SHOULD THE NEGOTIATION FAIL, THE LOCAL GOVERNMENT UNIT MAY RESORT TO EXPROPRIATION: *PROVIDED*, THAT ITS EXERCISE SHOULD BE IN ACCORDANCE WITH EXPROPRIATION LAWS, RULES, REGULATIONS, AND PROCEDURES AND IN CONFORMITY TO EXISTING PROGRAMS, AND POLICIES OF THE NATIONAL GOVERNMENT AND LOCAL GOVERNMENT UNITS TAKING INTO CONSIDERATION ITS FEASIBILITY, VIABILITY, BUDGETARY CONCERNS, ZONING ORDINANCES, AND OTHER RELEVANT LAWS.”

“IN INSTANCES WHEN THE RELOCATION OR RESETTLEMENT SITE IS LOCATED IN AN ADJACENT LOCAL GOVERNMENT UNIT, THE IMPLEMENTING LOCAL GOVERNMENT UNIT AND THE CONCERNED NATIONAL GOVERNMENT AGENCIES SHALL, THROUGH A MEMORANDUM OF AGREEMENT, PROVIDE THE RECEIVING LOCAL GOVERNMENT UNIT WHERE THE RELOCATION OR RESETTLEMENT SITE IS LOCATED THE OTHER BASIC SERVICES AND FACILITIES ENUMERATED UNDER SECTION 21 OF

THIS ACT, INCLUDING A LIVELIHOOD COMPONENT FOR THE BENEFICIARIES BEING RELOCATED.

“THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT AND THE DEPARTMENT OF FINANCE – BUREAU OF LOCAL GOVERNMENT FINANCE SHALL FORMULATE THE IMPLEMENTING RULES AND REGULATIONS ON THE COST-SHARING MECHANISM NECESSARY TO FULLY IMPLEMENT THE PROVISION OF SUCH OTHER BASIC SERVICES AND FACILITIES.

“IN ADDITION TO THE FUNDING SOURCES PROVIDED UNDER SECTION 42 OF THIS ACT, THE ALLOCATION FOR THE BASIC SERVICES AND FACILITIES MAY BE SOURCED 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.’”

(e) Section 28 is hereby repealed.

SECTION 2. *Protection For Tenants, Sharers, And Renters In The Informal Sector.* - The basis of resettlement of housing beneficiaries shall not discriminate against structure owning, renting, and sharing residents.

All ISFs, regardless of whether they are lessees, owners/lessors, sublessors, sublessees, boarders/lodgers, or informal tenants, shall have the right to avail of any socialized housing.

SECTION 3. *Implementing Rules and Regulations.* – The Department of Human Settlements and Urban Development and the Department of the Interior and Local Government, in consultation with appropriate government agencies, CSOs, NGOs, representatives from the private sector, and ISFs, shall promulgate a new set of implementing rules and regulations (IRR) within sixty (60) days from the effectivity of this Act. The IRR shall include the following:

(a) A template of a People’s Plan that shall set the minimum standards and guide ISFs in the preparation of their own People’s Plan; and

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

SECTION 4. *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 5. *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 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.