

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 7481



Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

EXPLANATORY NOTE

Rapid urbanization and the rising cost of living have pushed millions of Filipinos into precarious living conditions. Informal Settler Families (ISFs) often reside in hazardous areas or under constant threat of eviction, lacking access to basic services and dignified shelter.

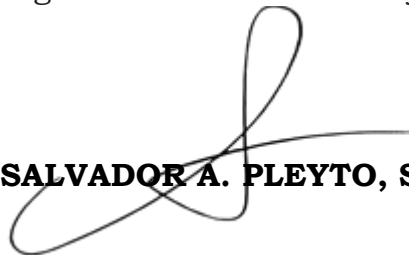
While the government has invested in permanent resettlement programs, these projects often face significant delays due to land acquisition, construction timelines, and the lack of immediate proximity to livelihoods. There is an urgent need for a transitional bridge—a flexible solution that allows families to live in safe, formal housing while awaiting permanent relocation or during times of emergency.

This bill seeks to establish the Rental Housing Subsidy Program, which provides financial assistance to eligible ISFs to help them access the formal rental market. By subsidizing rent, the State can:

- Reduce the proliferation of informal settlements in danger zones.
- Prevent homelessness during the interim period of relocation.
- Provide flexibility for workers to live near their places of employment.
-

By shifting a portion of the housing strategy toward rental subsidies, we can provide immediate relief and dignity to our most vulnerable citizens.

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


SALVADOR A. PLEYTO, SR.

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 7481

Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

**AN ACT ESTABLISHING A RENTAL HOUSING SUBSIDY PROGRAM FOR
INFORMAL SETTLER FAMILIES, APPROPRIATING FUNDS THEREFOR, AND
FOR OTHER PURPOSES**

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

SECTION 1. *Short Title.* – This Act shall be known as the "Housing Rental
Subsidy Act."

SEC. 2. *Declaration of Policy.* – It is the policy of the State to uplift the
conditions of the underprivileged and homeless by making available to them
decent housing at an affordable cost. The State shall provide a social protection
program that offers temporary housing relief to Informal Settler Families (ISFs)
to transition them into formal housing.

SEC. 3. *Definition of Terms.* –

- Informal Settler Families (ISFs): Households living in lots without the consent of the owners, in danger areas, or in government infrastructure sites.
- Housing Rental Subsidy: A fixed financial assistance provided by the government to eligible ISFs to pay for the lease or rent of a formal housing unit.

SEC. 4. *The Rental Housing Subsidy Program.* – There is hereby established a Rental Housing Subsidy Program. The program shall provide a monthly rental subsidy to eligible ISFs until such time that they are permanently relocated to a government-designated site.

SEC. 5. *Eligibility Criteria.* – To qualify for the program, a family must:

1. Be classified as an ISF by the Department of Human Settlements and Urban Development (DHSUD);
2. Have no existing ownership of any real property;
3. Be displaced due to government infrastructure projects, natural disasters, or living in identified "danger zones."

SEC. 6. *Amount of Subsidy.* – The DHSUD, in coordination with the National Economic and Development Authority (NEDA), shall determine the subsidy amount, which shall not be lower than Php 3,500.00 per month for those in Metro Manila. For other regions, the amount shall be adjusted based on the prevailing rental rates and minimum wage in the area.

SEC. 7. *Duration of Subsidy.* – The subsidy shall be granted for a maximum period of five (5) years or until the family is successfully moved to a permanent relocation site, whichever comes first.

SEC. 8. *Implementing Agency.* – The Department of Human Settlements and Urban Development (DHSUD) shall be the lead implementing agency. It shall coordinate with the National Housing Authority (NHA) and Local Government Units (LGUs) for the identification of beneficiaries and monitoring of the program.

SEC. 9. *Appropriations.* – The amount necessary for the initial implementation of this Act shall be charged against the current year's appropriations of the DHSUD. Thereafter, such sums as may be necessary for its continued implementation shall be included in the annual General Appropriations Act (GAA).

SEC. 10. *Separability Clause.* – If any provision of this Act is held invalid or unconstitutional, the other provisions not affected thereby shall remain in full force and effect.

SEC. 11. *Repealing Clause.* – All laws, decrees, orders, rules, and regulations, or parts thereof, inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

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

Approved,