



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

**TWENTIETH CONGRESS**  
First Regular Session

HOUSE BILL NO. **8041**



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**Introduced by Representative Crispin Diego “Ping” D. Remulla**

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**AN ACT**  
**PROVIDING FOR AN AFFORDABLE PUBLIC HOUSING PROGRAM,**  
**AMENDING FOR THAT PURPOSE REPUBLIC ACT NO. 11201, AND FOR OTHER**  
**PURPOSES**

**EXPLANATORY NOTE**

Access to decent and secure shelter is a basic human right. Yet, for many Filipinos, especially those from the marginalized sector, this right remains unfulfilled. The growing population and the rising demand for affordable housing have long fallen short in addressing this pressing issue. A significant number of Filipinos still live without secure and adequate shelter.

This proposed measure seeks to amend Republic Act No. 11201 in order to establish a more responsive and accessible public housing for Filipinos. By strengthening and expanding current government housing efforts, this measure aims to provide every Filipino family with the opportunity to live in a safe and affordable home. By addressing the root of the housing crisis, this measure supports the government’s commitment to providing adequate shelter and fostering stronger and more resilient communities.

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

A handwritten signature in black ink, appearing to read 'Remulla', with a stylized flourish at the end.

**CRISPIN DIEGO "PING" D. REMULLA**



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

**TWENTIETH CONGRESS**  
First Regular Session

HOUSE BILL NO. 8041

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**Introduced by Representative Crispin Diego “Ping” D. Remulla**

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**AN ACT**  
**PROVIDING FOR AN AFFORDABLE PUBLIC HOUSING PROGRAM,**  
**AMENDING FOR THAT PURPOSE REPUBLIC ACT NO. 11201, AND FOR OTHER**  
**PURPOSES**

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

1        **SECTION 1. Title.** This Act shall be known as the “Affordable Public Housing Act”

2        **SEC. 2.** Section 2 of Republic Act No. 11201, otherwise known as the Department of  
3 Human Settlements and Urban Development Act, is hereby amended to read as follows:

4        Section 2. *Declaration of Policy.* – The State shall, pursuant to Section 9, Article  
5 XIII of the Constitution, ensure that underprivileged and homeless citizens, **AND**  
6 **ESPECIALLY THOSE FROM THE MOST VULNERABLE AND**  
7 **MARGINALIZED GROUPS, HAVE EQUAL AND NON-DISCRIMINATORY**  
8 **ACCESS TO AFFORDABLE PUBLIC HOUSING WITH A SECURITY OF**  
9 **TENURE THAT IS PROGRAMMED IN PARTNERSHIP WITH THE**  
10 **GOVERNMENT, THEREBY ENSURING LEGAL PROTECTION**  
11 **AGAINST FORCED EVICTIONS, HARASSMENT, AND OTHER THREATS,**  
12 **AND FACILITATING THE AVAILABILITY OF SERVICES AND**  
13 **FACILITIES FOR BETTER HABITATION. AS SUCH, THE HOMELESS**  
14 **SHALL BE ASSISTED WITH** an adequate, safe, secure, habitable, sustainable,  
15 resilient, and affordable home. The State shall, by law and for the common good,  
16 undertake, in cooperation with the private sector, a continuing program of housing and

1 urban development which shall make available ~~[at affordable cost,]~~ decent housing and  
2 basic services to underprivileged and homeless citizens in urban centers and  
3 resettlement areas. ~~[It shall also promote adequate employment opportunities to such~~  
4 ~~citizens.]~~ In the implementation of the program, the State shall respect the rights of  
5 small property owners.

6 **THE STATE SHALL PROMOTE FURTHER UPLIFTMENT BY**  
7 **STRENGTHENING AWARDEES IN THE RESETTLEMENT SITES WITH**  
8 **THE ELEMENT OF SELF-DEVELOPMENT INCLUDING ACCESSIBILITY**  
9 **TO EMPLOYMENT OPPORTUNITIES, HEALTH CARE SERVICES,**  
10 **SCHOOLS, AND OTHER NECESSARY SOCIAL FACILITIES, THAT MAY**  
11 **ENHANCE THEIR CAPABILITY TO PROGRESS AND MAKE AN**  
12 **UPWARD SOCIAL MOVEMENT PURSUING SUFFICIENT HUMAN**  
13 **SETTLEMENT CONDITIONS OF THEIR CHOICE.**

14 The State shall pursue the realization of a modern, humane, economically-viable, and  
15 environmentally-sustainable society where the urbanization process manifests in towns  
16 and cities being centers of productive economic activity and is led by market forces;  
17 where urban areas have affordable housing, sustainable physical and social  
18 infrastructure and services facilitated under a democratic and decentralized system of  
19 governance; and where urban areas provide for opportunities for an improved quality  
20 of life and the eradication of poverty.

21 **NONETHELESS, THE STATE SHALL CONSIDER A COUPLED SOLUTION**  
22 **TO OBTAIN THE OBJECTIVE OF A DISPERSED URBAN NET AND A**  
23 **MORE BALANCED URBAN-RURAL INTERDEPENDENCE.**

24 The State shall ensure that poor dwellers in urban and rural areas shall not be evicted,  
25 nor their dwelling demolish, except in accordance with the law.

26 In addition, the State shall encourage on-site development in the implementation of  
27 housing programs and shall promote the creation of new settlements and development  
28 of sustainable urban renewal programs while guaranteeing the preservation of  
29 agricultural lands necessary for food security.

30 **SEC. 3.** Section 3, Subparagraph (c), of Republic Act No. 11201, is hereby amended  
31 to read as follows:

32 Section. 3. *Definition of Terms.* – As used in this Act, the following terms are defined  
33 as follows:

34 “xxx xxx xxx”

(c) Housing refers to a multi-dimensional concept relating to the process of residing and the object of dwelling whose main attributes are location relative to access to livelihood, tenure arrangements, cost and physical structure, as well as their environment, **INCLUDING SAFE DRINKING WATER, ADEQUATE SANITATION, AND ENERGY FOR COOKING, LIGHTING, AND FOOD STORAGE.** Housing is likewise a physical structure as well as a social structure, functioning at different spatial scales from homes, neighborhoods, communities, municipalities, cities, provinces, and regions. It is also a sector of the economy, an important category of land. Used in both urban and rural areas, especially in cities, and is an important factor in the overall dynamics of the urban system;

**SEC. 4.** Section 5, Part I, Subparagraph (a), of Republic Act No. 11201, is hereby amended to read as follows:

Section 5. *Powers and Functions.* – The Department shall exercise the following powers and functions:

**I. Policy Development, Coordination, Monitoring, and Evaluation**

(a) Formulate national housing and urban development policies, strategies and standards that are consistent with the Philippine Development Plan to promote social and economic welfare, in coordination and in consultation with national and local stakeholders, local government units (LGUs), and other government agencies, **INCLUDING A REVIEW OF PRESENT HOUSING PROGRAM MECHANISMS IN RELATION TO REALISTIC PROJECTIONS MOVING FORWARD TO ENSURE A MORE SUSTAINABLE IMPLEMENTATION OF THE NATIONAL HOUSING PROGRAM THAT WILL INCLUDE AFFORDABLE PUBLIC HOUSING FOR THE HOMELESS, AND ESPECIALLY THOSE FROM THE MOST VULNERABLE AND MARGINALIZED GROUPS, WITH A SECURITY OF TENURE THAT IS PROGRAMMED IN PARTNERSHIP WITH THE GOVERNMENT;**

**SEC. 5. Implementing Rules and Regulations.** – Pursuant to Section 7, Subparagraph (c) of Republic Act No. 11201, the Secretary of the Department of Human Settlements and Urban Development shall promulgate the rules and regulations and make other issuances necessary to carry out the policies and objectives of this Act within one (1) year from its effectivity.

1           **SEC. 6. Repealing Clause.** – Republic Act No. 11201 is accordingly amended. All  
2 other laws, presidential decrees and issuances, executive orders, rules and regulations or parts  
3 thereof inconsistent with the provisions of this Act are hereby repealed or modified  
4 accordingly.

5           **SEC. 7. Separability Clause.** – If any part, section or provision of this Act is held  
6 invalid or unconstitutional, other provisions not affected thereby shall remain in full force and  
7 effect.

8           **SEC. 8. Effectivity Clause.** – This Act shall take effect fifteen (15) days after its  
9 publication in the Official Gazette or in two (2) newspapers of general circulation.

Approved,