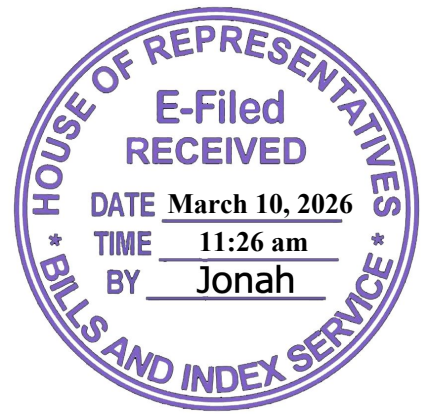


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

House Bill No. 8398



Introduced by Representative ERIC G. YAP

EXPLANATORY NOTE

This bill seeks to establish a Rental Housing Subsidy Program for Informal Settler Families (ISFs) to provide immediate, dignified, and market-based housing support during periods of displacement, relocation, or transition to permanent housing.

Despite ongoing government resettlement initiatives, thousands of Filipino families remain vulnerable to eviction, demolition, infrastructure development, and disasters. Many ISFs reside in danger areas such as riverbanks, railroad tracks, shorelines, and other high-risk zones, exposing them to recurring hazards and economic instability. While permanent housing projects are being developed, delays in completion often leave affected families in prolonged uncertainty and temporary shelter arrangements.

This measure institutionalizes a rental subsidy mechanism that allows eligible ISFs to access the formal housing market while awaiting permanent relocation. The bill provides a flat rental subsidy per month, subject to regional adjustments and not exceeding actual rent. The subsidy shall continue until beneficiaries are transferred to permanent housing, with provisions to extend assistance in case of project delays.

By enabling displaced families to rent within safer communities instead of remaining in informal settlements or temporary shelters, the bill promotes inclusive urban development, social protection, and orderly relocation. It also strengthens coordination across housing and social welfare institutions to ensure responsive and humane implementation.

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


HON. ERIC G. YAP

Republic of the Philippines
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House Bill No. **8398**

Introduced by Representative ERIC G. YAP

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

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

Section 1. *Short Title.* — This Act shall be known as the “*Rental Housing Subsidy Program Act*”.

SEC. 2. *Declaration of Policy.* — It is hereby a declared policy of the State to:

a. Promote a just, equitable and inclusive urban development through programs providing adequate social services, broader housing options, livelihood and employment, and an improved quality of life for the Filipino people, especially the underprivileged;

b. Provide an innovative housing program that makes available affordable, livable, and decent housing, as well as access to basic social service, especially for the underprivileged;

c. Protect the urban poor from the impact of immediate dislocation due to eviction and demolition arising from government projects; and

d. Provide interim housing for dislocated families due to natural and man-made disasters.

SEC. 3. *Definition of Terms.* — As used in this Act:

a. Dislocation refers to the state of being displaced from one place to another due to causes such as eviction and demolition;

b. Informal Settler Families refer to households living on 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, otherwise known as the “*Department of Human Settlements and Urban Development Act*”; and

c. Rental housing subsidy refers to the financial assistance provided by the government to pay for the temporary use or occupancy of a residential unit in the public and private rental housing market.

SEC. 4. *Rental Housing Subsidy Program.* – There is hereby established the Rental Housing Subsidy Program, hereinafter referred to as the “Program”, to provide social protection and support to informal settler families (ISFs) in accessing the formal housing market. It shall be made an option to address the temporary relocation of displaced families due to natural and man-made disasters.

Eligible ISF’s shall receive a flat rental subsidy rate of Three thousand five hundred pesos (Php 3,500.00) for those living in Metro Manila and a rental subsidy rate to be determined by the Department of Human Settlements and Urban Development (DHSUD) and the Department of Economy, Planning, and Development (DEPDev) for those living in all other regions taking into consideration the prevailing minimum wage and rental rates per region, but not to exceed Three thousand five hundred pesos (Php 3,500.00): *Provided*, That the rental subsidy shall not exceed the actual rent: *Provided, further*, That any time, but not more often than once every two (2) years, such subsidy may be reviewed or revised by the DHSUD and DEPDev to confirm with the prevailing economic conditions.

Rental subsidy shall be granted to eligible beneficiaries until the date of completion of the permanent housing project intended for them or upon their actual transfer to the permanent housing project, whichever comes first: *Provided*, That in case of delay in the completion of the permanent housing project, the rental subsidy shall be extended: *Provided further*, That the agency implementing the permanent housing project shall bear the cost of the extended rental subsidy.

SEC. 5. *Eligibility.* – To be eligible under this Act, a beneficiary must:

- a. Be an ISF as defined under section 3(b) hereof; and
- b. Vacate the informal settlement area presently being occupied and transfer or relocate to a safer area.

SEC. 6. *Conditions for Continued Entitlement or Eligibility.* – All eligible beneficiaries shall comply with the following conditions to continuously avail of the benefits under this Act. The beneficiaries shall:

- a. not move or relocate back to the area in which they were originally living in unless such move or relocation has been permitted by the proper government authorities, taking into consideration the purpose of the Program; and

b. pay to the lessor that portion of the rental fee not covered by the subsidy.

Beneficiaries who maintain good payment standings shall be prioritized as beneficiaries in government housing programs.

SEC. 7. *Form of Payment* — The rental subsidy shall be distributed by the DHSUD in such form it may determine to be the most beneficial and appropriate for the beneficiaries.

SEC. 8. *Roles of Government Agencies*. — The various national government agencies and instrumentalities involved in the Program shall perform specific responsibilities.

a. The DHSUD shall:

i. Coordinate with housing agencies to formulate Program targets and integrate these to national housing policy;

ii. Promulgate appropriate housing policies among the attached corporations of DHSUD in line with the implementation of this Program;

iii. Enlist beneficiaries and their lessors for the Program;

iv. Set up monitoring and evaluation system, tools, exit strategy and methodologies on compliance with conditions, implementation, output and impact assessment together with its attached agencies, the Department of Social Welfare and Development (DSWD), the Presidential Commission on the Urban Poor (PCUP), and the local government units (LGUs); and

v. Recommend to Congress measures for the proper and responsive implementation of this Act.

b. The National Housing Authority (NHA) shall:

i. Certify to the eligibility of the applicants of the Program;

ii. Coordinate with infrastructure program implementing agencies, including the Department of Public Works and Highways and the Department of Transportation, the identification of areas suitable for housing projects and the persons who need immediate resettlement;

iii. Update the master list of beneficiaries to be resettled as part of the National Resettlement Program which shall include a grievance and redress system.

c. The Home Development Mutual Fund (HDMF) shall enroll in its system at least one household member of the applicant-beneficiaries of the Program to facilitate their entry into the formal housing market.

d. The DSWD shall design the social preparation activities and conduct workshops and training programs to ensure that beneficiaries are aware of the benefits under the Program, including the parameters and conditions for eligibility.

e. The PCUP shall:

i. Assist the DSWD in the design of social preparation activities, workshops, and training programs for beneficiaries; and

ii. Conduct social preparation activities with the LGUs.

f. The Technical Education and Skills Development Authority (TESDA) shall provide skills training to at least one household member of the beneficiaries.

g. The LGUs shall:

i. Maintain publicly accessible register of lessors in their respective areas of jurisdiction;

ii. Assist the NHA in conducting census and tagging of ISFs in need of immediate resettlement;

iii. Assist the DSWD and PCUP in conducting social preparation activities;

iv. Contain the vacated areas of ISFs to help achieve the objectives of this Program;

v. Assist the DSWD in monitoring and evaluating the implementation of this Program; and

vi. Conduct field valuation of beneficiaries and their respective lessors with DSWD in the rental housing units.

SEC. 9. *Appropriations.* — The amount necessary for the effective implementation of this Act shall be charged against the current appropriations for the DHSUD. Hereafter, such amount as may be necessary

SEC. 10. *Implementing Rules and Regulations.* — The DHSUD, in coordination with relevant government agencies, shall issue rules, regulations, and guidelines necessary to carry out the intent and purposes of this Act within six (6) months from the date of effectivity.

SEC. 11. *Mandatory Review.* – The DHSUD shall submit to the Congress a report on the implementation of this Program at the end of the second year from the date of effectivity of this Act and every two (2) years thereafter.

SEC. 12. *Separability Clause.* – If any portion or provision of this Act is declared invalid or unconstitutional, other provisions hereof shall remain in full force and effect.

SEC. 13. *Repealing Clause.* – All laws, presidential decrees, executive orders, rules and regulations which are inconsistent with the provisions of this Act are hereby repealed or amended accordingly.

SEC. 14. *Effectivity.* – This Act shall take effect fifteen days (15) after its publication in the Official Gazette or in a national newspaper of general circulation.

Approved,