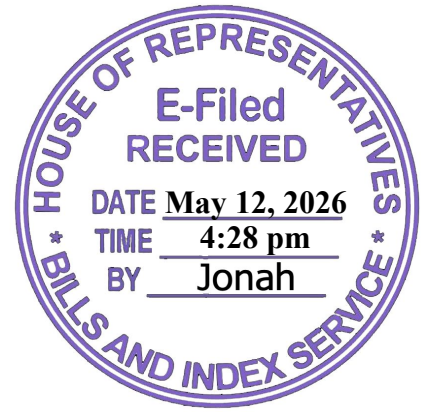


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 9219



Sponsored by: Representative Ma. Victoria Co-Pilar

EXPLANATORY NOTE

Demolition and eviction remain persistent and systemic threats to underprivileged and homeless communities. These actions displace vulnerable families, disrupt livelihoods, sever access to basic services, and dismantle vital social support systems. Rather than resolving urban development challenges, indiscriminate demolition and eviction often deepen housing insecurity and exacerbate social tensions by eroding the survival mechanisms of already marginalized populations. At the same time, rapid urbanization and economic expansion continue to draw underprivileged groups into urban centers in search of livelihood opportunities, contributing to the growth of informal settlements and urban encroachment.

The Republic Act No. 7279, otherwise known as the Urban Development and Housing Act (UDHA) of 1992, mandates the State to provide accessible, affordable, and adequate housing to underprivileged and homeless citizens, recognizing housing as an essential component of social justice and human dignity. Section 28 of the Act strictly regulates eviction and demolition, allowing such actions only as a measure of last resort, after all viable alternatives, particularly meaningful consultation and the provision of appropriate relocation, have been fully exhausted.

The Presidential Commission for the Urban Poor (PCUP) is mandated to safeguard the rights and welfare of underprivileged and homeless citizens by ensuring that eviction and demolition activities are conducted in a just, humane, and lawful manner. In accordance with Section 28 of the UDHA, the PCUP facilitates mandatory consultations and monitors compliance with statutory safeguards, including the provision of adequate notice, the proper identification and presence of authorized officials, the humane conduct of demolition activities, and the availability of suitable relocation sites. While the PCUP does not approve or disapprove demolition activities, it documents, reports, and elevates instances of non-compliance and procedural deficiencies.

Despite these statutory safeguards, eviction and demolition activities frequently proceed without a unified mechanism to ensure full compliance with Section 28, resulting in fragmented implementation and weakened protection for affected communities. This situation effectively undermines the safeguard mechanisms established under the UDHA. It is within this context that vesting the sole clearing house function and authority in the PCUP becomes imperative to ensure uniform adherence to the law and to prevent unjust and inhumane displacement of underprivileged and homeless citizens.

Moreover, effective protection under the UDHA necessarily extends beyond the regulation of eviction and demolition to encompass the entire resettlement process. To prevent relocation from merely transferring displacement from one site to another or compelling affected families to re-encroach in urbanized areas due to the absence of livelihood opportunities and basic services it is essential to strengthen the role of the PCUP in monitoring pre-resettlement, actual resettlement, and post-resettlement activities. Enhanced monitoring ensures that relocation is adequately planned, lawfully implemented, and sustainable, with due regard to access to basic services, livelihood opportunities, and the preservation of community networks.

Equally critical is the legal status of urban poor organizations. At present, many urban poor organizations often organized as neighborhood or community associations lack juridical personality. Existing policy frameworks typically require registration with the Department of Human Settlements and Urban Development (DSHUD) pursuant to the Magna Carta for Homeowners' Associations, based on the presumption that their primary purpose is land acquisition or housing development. This framework has produced unintended consequences, as registration is frequently limited to housing-related contexts and often contingent upon agreements with property owners. As a result, many legitimate urban poor organizations remain unregistered and without legal recognition, despite the fact that their concerns extend beyond housing to include livelihood, access to basic services, health, education, disaster risk reduction, and broader community development.

The absence of juridical personality has constrained these organizations from effectively representing their members, entering into lawful agreements, receiving grants or assistance, and partnering with government agencies and development institutions. This legal and institutional gap undermines the constitutional guarantee of participatory governance and weakens the State's capacity to implement inclusive, rights-based, and sustainable urban development interventions.

In view thereof, this measure seeks to: (1) vest the PCUP with the sole clearing house function to ensure uniform compliance with Section 28 of the UDHA; (2) strengthen the PCUP's authority to monitor pre-resettlement, actual resettlement, and post-resettlement activities whenever relocation of underprivileged and homeless citizens occurs; and (3) vest in the PCUP the authority to register urban poor organizations, enabling them to obtain legal recognition appropriate to their sectoral role and social function, without being unnecessarily constrained by registration frameworks designed primarily for housing or land development.

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“AN ACT STRENGTHENING AND INSTITUTIONALIZING THE PRESIDENTIAL COMMISSION FOR THE URBAN POOR (PCUP), EXPANDING ITS MANDATE AND ORGANIZATIONAL STRUCTURE, CREATING ADDITIONAL PLANTILLA POSITIONS, AND APPROPRIATING FUNDS THEREFOR”

SECTION 1. Title. — This Act shall be known as the “Presidential Commission for the Urban Poor (PCUP) Strengthening Act.”

SECTION 2. Declaration of Policy.

It is hereby declared the policy of the State to uphold the rights, dignity, and welfare of underprivileged and homeless citizens and to promote social justice through humane, lawful, and sustainable urban development, consistent with Republic Act No. 7279, otherwise known as the *Urban Development and Housing Act of 1992*. Eviction and demolition shall be undertaken only as a measure of last resort and strictly in accordance with the safeguards prescribed under Section 28 thereof, and the State shall ensure the uniform and effective implementation of such safeguards to prevent unjust and inhumane displacement. To this end, institutional mechanisms shall be strengthened, including the designation of the Presidential Commission for the Urban Poor as the primary clearing house for eviction and demolition activities, to ensure compliance with mandatory consultation, adequate notice, humane conduct, and the provision of suitable relocation. The State further recognizes that effective protection under the Act extends beyond eviction and demolition to include the entire resettlement process; thus, relocation shall be adequately planned, lawfully implemented, and sustainably supported, with due regard to access to basic services, livelihood opportunities, and the preservation of community networks, and monitoring of pre-resettlement, actual resettlement, and post-resettlement activities shall be strengthened to prevent repeated displacement and urban re-encroachment. The State likewise affirms the role of urban poor organizations in participatory governance and inclusive development and shall ensure that such organizations are afforded appropriate legal recognition consistent with their sectoral role and social function, without being unduly constrained by registration frameworks designed primarily for housing or land development, in furtherance of inclusive, rights-based, and sustainable urban development.

SECTION 3. Definition of Terms. — **For purposes of this Act**, the following are defined as follows:

- a. **Administrative Bodies Exercising Quasi-Judicial Functions** – refers to government agencies, commissions, boards, or tribunals that are primarily administrative in nature

but are empowered by law to hear and decide disputes, adjudicate claims, determine rights, impose sanctions, or issue orders in specific matters within their jurisdiction, in a manner similar to courts, subject to applicable procedural and substantive rules of law.

- b. **Alliance of Urban Poor Associations-** refers to a duly organized and community-based network or coalition composed of at least two (2) accredited Urban Poor Associations within the same city, municipality, or province, formed to coordinate programs, strengthen collective advocacy, and advance the common interests, housing security, human development, and socio-economic welfare of their member associations and communities.
- c. **PCUP-Facilitated Dialogue** refers to a non-adversarial, consultative, and problem-solving process convened and facilitated by the Presidential Commission for the Urban Poor, through which parties to a dispute or issue involving underprivileged and homeless citizens are assisted in communicating, clarifying concerns, and exploring mutually acceptable solutions, without the Commission acting as a neutral adjudicator or arbitrator, and without prejudice to the voluntary resort to other remedies available under existing laws.
- d. **Adequate Housing and Relocation** — refers to relocation or resettlement that complies with the standards of adequacy under Republic Act No. 7279 of 1992 and international human rights principles recognized by the Philippines, including security of tenure, availability of basic services and facilities, affordability, habitability, accessibility, location with access to livelihood opportunities, and cultural adequacy. Relocation shall not result in homelessness, repeated displacement, or deprivation of access to essential services.
- e. **Clearing House** — refers to the centralized compliance verification and inter-agency coordination mechanism exercised by the PCUP to document and confirm adherence to the safeguards prescribed under Section 28 of Republic Act No. 7279 of 1992 prior to the implementation of demolition or eviction activities affecting underprivileged and homeless citizens.
- f. **Community Development** — refers to sustained, participatory, and integrated interventions aimed at improving the socio-economic conditions of urban poor communities, including access to adequate housing, basic services, livelihood opportunities, disaster risk reduction and management consistent with Republic Act No. 10121 of 2010, and strengthening of community institutions, in coordination with concerned national government agencies and local government units pursuant to Republic Act No. 7160 of 1991;
- g. **Compliance Certificate** — refers to the written confirmation issued by the PCUP stating that the mandatory requirements and statutory safeguards under Section 28 of Republic Act No. 7279 of 1992 have been complied with.
- h. **Constructive Eviction** – refers to any act or series of acts committed by any person, including but not limited to the construction or placement of fences, barriers, debris, or any other materials around or within an area occupied by informal settlers while

such settlers remain in actual possession thereof, which results in their isolation or the restriction of their free and lawful ingress and egress.

It shall likewise include acts committed after the occurrence of a fire or similar calamity, whereby affected informal settlers are prevented from returning to, accessing, clearing, rebuilding, repairing, or otherwise re-entering the area they previously occupied, through enclosure, barricading, or any other means that effectively excludes them while the issue of legal possession has not been finally resolved by a competent court.

Constructive eviction shall further include acts that create hazardous or unsafe living conditions, including the obstruction of access for ambulances, fire trucks, or other emergency responders, or the limitation of informal settlers' ability to enter or exit the area for purposes of employment, education, medical care, or other essential daily activities;

- i. **Demolition** — refers to the dismantling by the Local Government Unit (LGU), or any legally authorized agency of government, of all structures within the premises subject to clearing;
- j. **Eviction** — refers to the removal of persons and their belongings from a subject structure or area, or both, in accordance with law;
- i. **Family** – refers to persons related by blood, marriage, adoption, or recognized common-law union who constitute a single domestic unit by reason of legal or natural ties. A family shall be treated as a distinct and independent unit for purposes of this Act, notwithstanding that it resides in the same dwelling or shares common arrangements for cooking, food consumption, or other basic living expenses with another family.
- j. **Federation of Urban Poor Associations-** refers to a duly organized and registered federation composed of at least five (5) accredited Urban Poor Associations or duly recognized Alliances of Urban Poor Associations representing at least two (2) cities or municipalities, established with a formal governance structure, constitution and by-laws, and elected officers, for the purpose of providing consolidated representation, policy advocacy, program coordination, and negotiation at the provincial, regional, or national level.
- k. **Key Shelter Agencies** — refer to the Department of Human Settlements and Urban Development (DHSUD), the National Housing Authority (NHA), the Social Housing Finance Corporation (SHFC), and other government instrumentalities primarily tasked with housing and resettlement programs.
- l. **Land Appropriate for Adequate Housing** - refer to a land that is suitable for residential use and has reasonable access to essential services and facilities, including at least secondary-level schools, public markets, health centers, and available livelihood opportunities.
- m. **Limited Juridical Personality** — refers to the authority granted by the PCUP to registered urban poor organizations for purposes of sectoral representation and

community development participation, without substituting for registration requirements under other applicable laws.

- n. **National Eviction, Demolition, and Resettlement Registry** — refers to the centralized database maintained by the PCUP containing data on eviction and demolition activities, compliance status under Section 28 of Republic Act No. 7279, relocation outcomes, and post-resettlement conditions, subject to applicable data privacy laws.
- o. **Resettlement** — refers to the comprehensive process of transferring underprivileged and homeless citizens from their place of origin to a relocation site, including housing provision, service integration, and post-relocation support consistent with Republic Act No. 7279.
- p. **Relocation Readiness** — refers to the verified availability of housing units, access to basic services, site safety, and minimum standards necessary to ensure lawful and humane transfer of affected families.
- q. **Social Preparation** — refers to the comprehensive and participatory process of organizing, consulting, informing, and capacitating affected underprivileged and homeless citizens prior to demolition, eviction, relocation, or resettlement, consistent with Section 28 of Republic Act No. 7279, Executive Order No. 69 (s. 2012), and participatory governance principles under the 1987 Constitution. It includes community organizing, people's planning, capacity-building, livelihood readiness, and conflict prevention mechanisms to ensure informed decision-making and sustainable resettlement outcomes;
- r. **Underprivileged and homeless citizens**” - refers to the beneficiaries of this act and to individuals or families family income falls below the National Economic And Development Authority [NEDA] -set poverty threshold and/or those who cannot sustainably meet their minimum basic needs for food, health, education, housing, and other amenities and who do not own residential land or land appropriate for adequate housing facilities purposes. This shall include those who live in makeshift dwelling units. Informal settlements, or other substandard housing conditions, and do not enjoy security of tenure;
- s. **Urban Poor** - Refer to individuals or families residing in urban or urbanizable areas whose combined gross **whose household income falls below the National Economic And Development Authority [NEDA] -set poverty threshold and/or those who cannot sustainably meet their minimum basic needs for food, health, education, housing, and other amenities** and/or who do not own land appropriate for adequate housing.

This shall include those living in makeshift dwelling units, informal settlements, or other substandard housing conditions, and who do not enjoy security of tenure. It shall likewise include individuals or families residing in urban centers or in urbanizing areas of municipalities classified as non-urban localities.

- u. **Urban Poor Association**-refers to a duly organized and community-based association composed primarily of persons classified as urban poor under this Act, formed to collectively advance, represent, and protect the rights and welfare of its members, particularly in matters concerning security of tenure, access to adequate housing, basic services, and sustainable livelihood, and in the promotion of human development through programs and initiatives on education, health, capacity-building, social protection, and other socio-economic interventions, as well as meaningful participation in governance, planning, and development processes affecting their community.

SECTION 4. Composition, Functions, Powers of the Officials, and Organizational Structure of the Commission. — The PCUP shall operate in accordance with Republic Act No. 12231 of 2025, otherwise known as the Government Optimization Act, and other applicable laws, rules, and issuances governing the organization, rationalization, and optimization of the Executive Branch.

(a) Composition

The Commission shall be composed of five (5) Members appointed by the President of the Philippines, one of whom shall be designated as Chairperson.

In appointing the Members of the Commission, due consideration shall be given to demonstrated competence, integrity, experience in urban poor affairs, community development, housing, social protection, public administration, or law, and commitment to social justice principles under Article XIII of the 1987 Constitution.

(b) Functions of the Commission

The Commission shall continue to exercise its mandate under Executive Order No. 82 s. 1986 and current functions conferred under Republic Act 7279, Executive Order 69 s. 2012, Executive Order 152 s. 2002 as amended and other laws and issuances. In addition thereto, the Presidential Commission for the Urban Poor (PCUP) shall have the following powers and functions:

1. Register urban poor associations, federations, and alliances, and confer upon them limited juridical personality in accordance with this Act, without prejudice to the registration requirements of other competent agencies exercising exclusive or primary jurisdiction.
2. Serve as the clearinghouse for all demolition and eviction cases involving underprivileged and homeless families; supervise, convene, and facilitate Pre-Demolition Conferences (PDCs); monitor and validate compliance of local government units, project proponents, and other government instrumentalities with Republic Act No. 7279 and related laws, rules, and regulations; and issue compliance certificates as a prerequisite to the granting of authorized police assistance prior to any demolition or eviction.
3. Formulate, recommend, and implement policies, standards, and guidelines on urban poor development, welfare, protection, and participation in governance; serve as the government's principal policy research and advisory body on urban poor concerns; generate data and evidence-based recommendations; and participate as a regular

member or resource institution in policy discussions and deliberations of the Department of Human Settlements and Urban Development (DHSUD), Key Shelter Agencies (KSAs), Local Housing Boards (LHBs), and other similar bodies.

4. Strengthen coordination with local government units and national government agencies; provide technical assistance, advisory support, and mediation services to prevent unlawful, premature, or violent evictions and demolitions; request assistance, data, and necessary information from any government agency or instrumentality; and ensure the effective implementation of flagship programs and community-based initiatives aligned with inclusive, resilient, and sustainable urban development.
5. Exercise such other powers as may be necessary or incidental to the effective discharge of its mandate under this Act.

(c) Powers of Officials

i. The Chairperson

The Chairperson shall have the rank of Chairperson IV and shall receive compensation and benefits equivalent to an Undersecretary, subject to Republic Act No. 6758, as amended, and other applicable compensation laws. The Chairperson shall serve as Presiding Officer of the Commission En Banc and, concurrently, as Chief Executive Officer and Head of Agency.

As Presiding Officer, the Chairperson shall convene and preside over meetings and deliberations of the Commission En Banc, ensure the orderly conduct of its proceedings, approve the agenda in coordination with the Members, sign and certify resolutions, decisions, and other official acts of the Commission, and perform such other functions as may be necessary to effectively exercise the Commission's collegial authority.

As Chief Executive Officer and Head of Agency, the Chairperson shall exercise general supervision and control over the operations, personnel, regional offices, and programs of the Commission in accordance with applicable laws; ensure the faithful implementation of resolutions, decisions, and policies adopted by the Commission En Banc: **Provided, that** such implementation shall not diminish or restrict the Chairperson's powers and functions as Chief Executive Officer under existing laws; represent the Commission in national and international meetings, hearings, and proceedings, including those before Congress, constitutional bodies, boards, committees, and task forces; appoint officials and personnel of the Commission, except those whose appointment is expressly vested in the President or other authorities under existing law; approve the annual work and financial plan, proposed budget, and major programs prior to submission to the appropriate authorities; and perform such other executive and administrative functions as may be provided by law or necessary to carry out the Commission's mandate.

- ii. **Commission Member III (Commissioner).** — The four (4) Commissioners shall receive compensation equivalent to that of an Assistant Secretary, subject to existing compensation laws. Each Commissioner shall be assigned geographic oversight over the National Capital Region (NCR), Luzon, Visayas, and Mindanao, respectively, and shall assist in policy formulation and strategic planning; monitoring of clearinghouse compliance with Section 28 of Republic Act No. 7279; oversight of social preparation and community development programs; inter-agency and local government unit

coordination pursuant to Republic Act No. 7160 and Republic Act No. 11201; and supervision of regional implementation within their respective assigned clusters.

Geographic assignments shall not diminish the collegial authority of the Commission. All major decisions, regulatory issuances, and strategic actions shall require approval by the Commission En Banc: Provided, that matters falling within the exclusive authority of the Chairperson, in the exercise of his or her powers as Chief Executive Officer and Head of Agency, shall not be subject to En Banc approval. Central Office Structure

The PCUP Central Office shall serve as the principal policy, legal, regulatory, administrative, and oversight arm of the Commission and shall be composed of the following key *plantilla* positions:

1. Executive Assistant VI (co-terminus) – Provides executive, technical, and strategic support to the Chairperson and Commission En Banc, including coordination of inter-agency engagements, policy tracking, and preparation of official communications and reports;
2. Director III – Serves as Chief Legal Counsel and head of the Legal Services, providing legal advisory services, overseeing compliance verification under Section 28 of Republic Act No. 7279, reviewing applications for compliance certification, and ensuring adherence to due process and applicable laws;
3. Director III for Policy, Research and Development – Leads the formulation of evidence-based policy recommendations, legislative proposals, and research initiatives, and maintains data systems to support strategic planning and urban poor policy development;
4. Director III for Planning, Monitoring and Evaluation – Oversees results-based planning, compliance monitoring, performance measurement, impact evaluation, and development of information management systems to ensure effective implementation of the Commission's mandate; and
5. Director III for Administrative and Finance Services – Manages cash, budgeting, accounting, procurement, human resource administration, records management, and internal administrative operations in accordance with civil service, DBM, and COA regulations;

(d) Regional Offices.

The Presidential Commission for the Urban Poor (PCUP) shall maintain Regional Offices for the National Capital Region (NCR), Luzon, Visayas, and Mindanao to ensure effective, decentralized, and responsive implementation of its mandate, consistent with applicable laws. The Regional Offices shall serve as the operational arm of the Commission and shall execute and implement its programs, policies, and field functions within their respective territorial jurisdictions.

Each Regional Office shall be headed by a Director III, in accordance with civil service laws and regulations. Regional Directors shall operate under the administrative supervision and control of the Chairperson and shall coordinate with the Commissioner assigned to the corresponding geographic cluster, without diminishing the authority of the Chairperson as Chief Executive Officer.

As the operational arm of the Commission, the Regional Offices shall carry out field operations, including the conduct of Pre-Demolition Conferences (PDCs) and compliance verification pursuant to Section 28 of Republic Act No. 7279; implementation of social preparation, people's planning, and community development programs; coordination with local government units, national government agencies, and other stakeholders; participation in Local Housing Boards and similar bodies; provision of technical assistance and mediation services; monitoring of pre-relocation, relocation, and post-relocation conditions; processing of accreditation or registration applications of urban poor organizations subject to Central Office review; and submission of periodic operational and compliance reports to ensure alignment with national policies, standards, and directives.

(e) Organizational Authority.

To effectively discharge its expanded mandate, the Presidential Commission for the Urban Poor (PCUP) is hereby authorized, subject to existing laws, rules, and regulations, to rationalize and strengthen its organizational structure; create and fill such technical, legal, research, monitoring, administrative, and community development positions as may be necessary to carry out its functions; establish, merge, reorganize, or maintain regional and field offices as operationally required; and adopt and institutionalize modern information management, data banking, and compliance tracking systems to promote transparency, efficiency, and accountability, consistent with the policies and standards set forth under Republic Act No. 11032.

SECTION 5. PCUP Clearing House Authority for Demolition and Eviction.

In the exercise of its clearing house function, the PCUP shall:

1. Review and verify documentary compliance with the requirements of Section 28 of Republic Act No. 7279 and its implementing rules and regulations;
2. Confirm the conduct of meaningful consultation and the issuance of the required notices;
3. Validate the availability and readiness of relocation sites, or where applicable, the provision of financial assistance; and
4. Coordinate with the LGU, the Philippine National Police (PNP), the court sheriff, and other relevant agencies to harmonize implementation consistent with law.

All government agencies, including local government units (LGUs), government-owned or -controlled corporations (GOCCs), and other proponents of demolition or eviction activities, shall, prior to implementation, secure from the Presidential Commission for the Urban Poor (PCUP) the prescribed checklist, applicable guidelines, and a Compliance Certificate, to be issued by the PCUP Chairperson, who may, in appropriate cases, delegate such function to the Regional Directors.

Administrative demolitions or evictions, including those undertaken in the exercise of quasi-judicial, regulatory, or police powers, as well as voluntary or summary removals, shall strictly comply with Section 28 of Republic Act No. 7279 and other applicable laws prior to implementation.

In cases of court-ordered demolition or eviction, the sheriff or other officer duly authorized by the court to implement the judgment shall, prior to execution, formally request the conduct of a Pre-Demolition Conference (PDC) from the PCUP and secure a Compliance Certificate from the PCUP Chairperson, or from the Regional Director if such authority has been delegated, certifying compliance with the applicable legal requirements.

Prior to the issuance of Compliance Certificates or the endorsement of any request for authorized police assistance, the PCUP shall, as far as practicable, convene and preside over a Pre-Demolition Conference (PDC) within fifteen (15) days from the filing of the application, ensuring meaningful consultation and participation of the affected families and other relevant stakeholders. The Department of the Interior and Local Government (DILG), the concerned local government units (LGUs), including barangays, are enjoined to assist the PCUP in facilitating the PDC, including ensuring that an appropriate venue is made available within the prescribed period, the proper service of notices to affected families, and the provision of any other assistance deemed appropriate to effectively carry out the purpose of the PDC.

Any compromise reached during the PDC, whether resulting in a full or partial waiver of rights, that is voluntarily agreed upon and based on the informed consent of the parties, shall be duly considered by the PCUP in the issuance of the Compliance Certificate.

Police assistance in the conduct of demolition or eviction activities shall be extended only upon certification by the PCUP that full compliance with the requirements of Section 28 of Republic Act No. 7279, its implementing rules and regulations, and all PCUP-issued guidelines, including the prescribed checklist and compliance certificate, has been established.

Failure by any proponent of a demolition or eviction activity to submit the required checklist to the Presidential Commission for the Urban Poor (PCUP), or the submission of a false or fraudulent checklist, shall make the responsible government official or local chief executive liable to disciplinary action under Section 61 of Republic Act No. 7160 and other applicable laws, rules, and regulations, without prejudice to separate civil or criminal proceedings. Similarly, any PCUP official who causes or allows the endorsement of a demolition or eviction activity without a completed or duly certified checklist, or any Philippine National Police (PNP) officer who participates in or assists in such activity without prior PCUP authorization, shall likewise be subject to administrative disciplinary action, in addition to potential civil or criminal liability as may be warranted.

SECTION 6. Mandatory Housing Allocation for Court-Ordered Demolition and Eviction.

In order to ensure compliance with the State's obligations under Republic Act No. 7279 to provide adequate housing and relocation for underprivileged and homeless citizens affected by eviction and demolition, all key shelter agencies are hereby mandated to allocate at least ten percent (10%) of their annual housing production, whether through in-city, near-city, or off-city housing programs, for families affected by court-ordered demolition and eviction. Similarly, all local government units (LGUs) shall annually appropriate funds for the acquisition of land and the development of resettlement sites for their informal settler-families, in accordance with their powers and responsibilities under existing laws.

The beneficiaries under this section shall be limited to underprivileged and homeless citizens who are directly affected by court-issued writs of demolition or eviction and who have been

identified, profiled, and endorsed by the PCUP after due validation and social preparation. The PCUP shall coordinate with the Department of Human Settlements and Urban Development (DHSUD), the National Housing Authority (NHA), and other key shelter agencies, as well as with LGUs, to ensure the timely inclusion of qualified beneficiaries in housing programs, monitor compliance with this section, and submit periodic reports to the appropriate oversight bodies.

Nothing in this section shall be construed to diminish or impair the obligation of local government units (LGUs) to provide relocation, resettlement, or financial assistance to affected families under Republic Act No. 7279 and other applicable laws.

SECTION 7. National Eviction, Demolition, and Resettlement Registry. - The PCUP shall establish, maintain, and regularly update a centralized national registry of eviction, demolition, and resettlement cases involving underprivileged and homeless families.

The registry shall include, but not be limited to:

1. Data on pending, ongoing, and completed demolition and eviction activities;
2. Documentation of compliance with Section 28 of Republic Act No. 7279 and its implementing rules and regulations;
3. Information on relocation site readiness and availability;
4. Resettlement outcomes, including housing occupancy status;
5. Post-relocation conditions, including access to basic services, livelihood integration, and community sustainability indicators.

All concerned government agencies, local government units, key shelter agencies, and proponents of demolition or relocation projects shall provide relevant information necessary for maintaining the registry, subject to applicable data privacy laws and confidentiality safeguards.

The PCUP shall submit an annual report to Congress and the Office of the President summarizing compliance trends, systemic gaps, and policy recommendations arising from the registry data.

SECTION 8. Assessment and Monitoring of All Government Housing Projects. — The PCUP shall assess and evaluate the readiness, adequacy, and sustainability of all government housing and resettlement projects intended for the urban poor. For this purpose, the PCUP shall:

- (a) Assess and ensure the existence, completeness, and implementation of relocation and resettlement action plans prior to project execution;
- (b) Assist the DHSUD and other concerned agencies in coordination between sending and receiving LGUs in the planning, coordination, and implementation of relocation and resettlement activities, including inter-local government arrangements, social preparation, and beneficiary profiling;
- (c) Monitor and ensure compliance with standards of adequate housing, disaster risk reduction and preparedness, site readiness, and long-term community development;
- (d) Facilitate and assist coordination with DHSUD, NHA, the Department of Social Welfare and Development (DSWD), the Department of the Interior and Local Government (DILG), and other concerned agencies to ensure the timely provision of

basic and essential services, including potable water, power supply, livelihood opportunities, education, and health services; and

(e) Ensure and facilitate meaningful consultation with affected families and their active participation in the planning, implementation, monitoring, and evaluation of relocation and resettlement programs.

To resolve issues affecting relocated and resettled communities, the PCUP may convene and facilitate inter-agency or tri-sectoral meetings, dialogues, and other coordination mechanisms.

SECTION 9. Enhanced Social Preparation and Community Development. — Consistent with Executive Order No. 69 (s. 2012), the PCUP shall institutionalize and lead a holistic, sustainable, and whole-of-nation approach to social preparation for underprivileged and homeless citizens affected by demolition, eviction, relocation, and resettlement.

For projects implemented by national government agencies, the PCUP shall assume primary responsibility for social preparation, in coordination with concerned agencies, LGUs, the private sector, and civil society organizations. Social preparation shall include, but not be limited to:

- (a) Meaningful consultations with affected families and stakeholders;
- (b) Information, education, and communication campaigns on rights, obligations, and project impacts;
- (c) People's planning and community organizing;
- (d) Capability-building, entrepreneurial and livelihood readiness and sustainability; and
- (e) Multi-sectoral dialogues and conflict prevention mechanisms.

SECTION 10. PCUP-Facilitated Dialogue.

The Presidential Commission for the Urban Poor (PCUP) shall exercise preventive and facilitative functions to prevent, manage, and assist in the resolution of disputes involving underprivileged and homeless citizens, particularly those arising from eviction, demolition, relocation, resettlement, land acquisition, and the planning, implementation, or development of housing and urban projects, whether on public or privately owned land.

For this purpose, the PCUP may convene and facilitate PCUP-Facilitated Dialogues among affected communities, local government units, national government agencies, project proponents, private entities, and other stakeholders, with the objective of promoting fair, timely, and mutually acceptable solutions consistent with Republic Act No. 7279 and other applicable laws.

A compromise agreement voluntarily reached in the course of a PCUP-Facilitated Dialogue, **signed by all parties having rights, interests, or obligations related to the project or land in question and attested by the PCUP**, shall have the same enforceability as a compromise agreement under the *Lupon ng Tagapamayapa* mechanism and may be recorded and enforced in accordance with existing laws. The exercise of PCUP-Facilitated Dialogue under this section shall be non-adversarial and without prejudice to the rights of parties to avail themselves of judicial or administrative remedies under existing laws.

SECTION 11. Registration of Urban Poor Organizations. — The PCUP is hereby authorized to register urban poor organizations, federations, and similar groupings, and to confer upon them **limited juridical personality** for purposes of sectoral representation and community development.

Registered organizations may, consistent with this Act:

- (a) represent their members in government consultations and proceedings;
- (b) participate in policy and program processes affecting the urban poor;
- (c) receive and manage lawful grants and assistance;
- (d) enter into contracts and agreements; and
- (e) sue and be sued.

Registration with the PCUP shall not be construed as a substitute for, nor shall it prejudice, registration or compliance with other government agencies when the matter involved falls within the exclusive or primary jurisdiction of such agencies. In particular, urban poor organizations shall be required to register with the DHSUD in cases involving housing, land development, land acquisition, or related matters; with the Department of Labor and Employment (DOLE) when organized as labor organizations or workers' associations; with the Cooperative Development Authority (CDA) when organized as cooperatives; or with the Securities and Exchange Commission (SEC) when organized as non-stock or non-profit corporations, associations, or foundations; or with other government agencies within their respective exclusive jurisdiction, as may be applicable.

The PCUP shall promulgate the rules and regulations governing the registration, suspension, or cancellation of registration of urban poor organizations, consistent with due process, transparency, and the policy of promoting meaningful participation of the urban poor in governance.

SECTION 12. Policy Recommendation. — The PCUP, through the Commission En Banc composed of the Chairperson and four (4) Commissioners, shall exercise collegial authority in the formulation, approval, and adoption of policies, resolutions, and regulatory issuances necessary to carry out its mandate under this Act, Republic Act No. 7279, Executive Order No. 69 (s. 2012), and other applicable laws.

In furtherance of the State policy under Article XIII of the 1987 Constitution and Republic Act No. 7279, the Commission shall:

- (a) Develop and adopt policy recommendations for submission to the Office of the President, Congress, DHSUD, and other relevant national government agencies and local government units;
- (b) Issue guidelines, standards, compliance frameworks, and operational procedures governing the exercise of its clearing house authority, social preparation functions, monitoring mechanisms, and registration of urban poor organizations;
- (c) Recommend legislative and administrative measures to strengthen the protection of underprivileged and homeless citizens, including amendments to existing housing, urban development, and social protection laws;
- (d) Establish institutional performance standards, key performance indicators (KPIs), and accountability mechanisms consistent with the Republic Act No. 11032 (Ease of Doing Business Act), and applicable civil service and audit regulations;
- (e) Submit annual and special reports to the Office of the President and Congress on the state of eviction, demolition, relocation, and resettlement activities nationwide, including compliance assessments and policy gaps.

All major policy issuances and regulatory guidelines shall be adopted by majority vote of the Commission En Banc and shall be published or disseminated in accordance with existing laws to ensure transparency, accountability, and public participation.

SECTION 13. Participation in Housing and Urban Development Bodies. — The PCUP shall be a regular member of key shelter agencies and inter-agency bodies involved in housing, resettlement, and urban development, including those under the DHSUD.

SECTION 14. Automatic Membership in Local Housing Boards. — The PCUP, through its duly authorized representative, shall be an ex officio member of all Local Housing Boards, Local Urban Development and Housing Boards, or similar bodies created by LGUs pursuant to Republic Act No. 7279 and related laws. In such capacity, the PCUP shall participate in the formulation, review, and approval of local housing, resettlement, relocation, and demolition-related policies, programs, and projects involving underprivileged and homeless citizens, and shall ensure compliance with social preparation, consultation, and other safeguards mandated by law.

SECTION 15. Inter-Agency Coordination. — All government agencies whose programs affect the urban poor shall coordinate with the PCUP in the planning, implementation, monitoring, and evaluation of such programs and shall participate in consultations and tri-sectoral dialogues as may be necessary.

SECTION 16. Appropriations. — For the initial implementation and transition of this Act, the amount of Sixty Million Pesos (P60,000,000.00) is hereby appropriated, which shall be sourced from the Contingent Fund or other available savings as determined by the Department of Budget and Management (DBM). This initial funding shall cover the establishment and operationalization of PCUP offices, creation of additional *plantilla* positions, and other start-up requirements. Funding for subsequent years shall be provided in the annual General Appropriations Act, based on the final determination of the DBM in accordance with the approved organizational structure, manpower complement, and other incidental expenses, as may be approved by Congress.

SECTION 17. Implementing Rules and Regulations. — Within ninety (90) days from effectivity, the PCUP, in coordination with concerned agencies, shall promulgate the implementing rules and regulations of this Act.

SECTION 18. Separability Clause. — If any provision of this Act is declared invalid, the remaining provisions shall remain in full force and effect.

SECTION 19. Repealing Clause. — All laws, issuances, or parts thereof inconsistent with this Act are hereby repealed or modified accordingly.

SECTION 20. Effectivity. — This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.