



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
Second Regular Session



House Bill No. 10168

Introduced by CIBAC Party-List Representative
EDUARDO "BRO. EDDIE" C. VILLANUEVA

EXPLANATORY NOTE

The Constitution recognizes education as a vital instrument for national development and mandates the State to protect and promote the welfare of teachers and other public servants who dedicate their lives to advancing knowledge, research, and public service. State Universities and Colleges (SUCs) serve as the backbone of the country's public higher education system, producing skilled professionals, generating research, and extending vital services to communities. Ensuring the well-being of their personnel is therefore indispensable to maintaining the quality, stability, and continuity of public higher education.

Despite their indispensable role, many teaching and non-teaching personnel of SUCs continue to face significant challenges in securing affordable and decent housing, particularly those assigned to universities located in highly urbanized areas or geographically distant campuses. Rising property values, increasing rental costs, and limited access to affordable financing have placed homeownership beyond the reach of many government employees. In many instances, long commuting hours not only impose financial burdens but also reduce productivity, diminish work-life balance, and affect the quality of instruction, research, extension work, and administrative services.

This measure seeks to institutionalize a sustainable housing assistance program for tenured personnel of State Universities and Colleges through a balanced approach that combines affordable campus housing with expanded access to off-campus housing opportunities. The proposed measure authorizes SUCs, subject to the availability of resources, to establish affordable in-campus housing while also strengthening partnerships with government housing agencies and financial institutions to facilitate socialized housing, rental assistance, housing loans, financial literacy programs, and other forms of housing support. The bill likewise requires every SUC to develop a long-term Housing Development Program tailored to its institutional needs and capacities.

Recognizing the diversity of circumstances among SUCs nationwide, the bill adopts a flexible and fiscally responsible framework by allowing each institution,

through its Board of Regents, to establish transparent criteria for housing eligibility, occupancy, and prioritization based on objective standards such as years of service, housing need, operational necessity, and financial capacity. It also encourages the use of public-private partnerships and other innovative financing mechanisms to expand housing opportunities without placing undue pressure on limited government resources.

Providing secure and affordable housing for SUC personnel is an investment in the country's educational future. Stable housing contributes to higher employee morale, improved recruitment and retention of highly qualified faculty and staff, stronger institutional performance, and ultimately better educational outcomes for Filipino students. By helping ensure that those who educate future generations enjoy decent living conditions, the State likewise strengthens the quality, accessibility, and sustainability of public higher education.

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


EDUARDO "BRO. EDDIE" C. VILLANUEVA



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EDUARDO “BRO. EDDIE” C. VILLANUEVA

AN ACT
ESTABLISHING A SUSTAINABLE HOUSING PROGRAM FOR TENURED PERSONNEL OF STATE UNIVERSITIES AND COLLEGES, PROVIDING CAMPUS AND OFF-CAMPUS HOUSING ASSISTANCE

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

1 **SECTION 1. Short Title.** - This Act shall be known as the "*Pabahay Para sa mga*
2 *Kawani ng SUC (Pabahay-SUC) Act.*"

3
4 **SEC. 2. Declaration of Policy.** - It is hereby declared the policy of the State to
5 promote the welfare, dignity, and well-being of personnel of State Universities and
6 Colleges (SUCs) by supporting access to affordable, decent, and sustainable housing
7 opportunities.

8
9 Towards this end, the State shall encourage SUCs, in coordination with relevant
10 government agencies and financial institutions, to establish housing assistance
11 programs for qualified teaching and non-teaching personnel, while ensuring fiscal
12 sustainability, institutional flexibility, and the continued availability of campus housing
13 for operational and academic purposes.

14
15 **SEC. 3. Coverage.** - This Act shall apply to the following personnel of SUCs:
16 (a) Tenured Teaching Personnel - faculty members who have attained permanent
17 or regular status in accordance with the standards established by the SUC
18 concerned and applicable civil service laws, rules, and regulations; and
19 (b) Tenured Non-Teaching Personnel - permanent non-academic personnel
20 holding plantilla positions in the SUC concerned.

21
22 **SEC. 4. Campus Housing Program.** - Subject to the availability of land, housing
23 units, and funds, SUCs shall provide affordable in-campus housing to qualified
24 personnel under such terms and conditions as may be determined by the Board of
25 Regents or governing board of the concerned SUC.

1
2 In-campus housing shall primarily serve active personnel whose presence within
3 or near campus is necessary or beneficial to university operations, instruction,
4 research, extension services, student welfare, or campus security.

5
6 The Board of Regents shall establish transparent and objective criteria for
7 eligibility, prioritization, occupancy, and rental rates, taking into consideration the
8 following:

- 9
10 (a) Years of service;
11 (b) Salary grade and financial capacity;
12 (c) Housing need and absence of residential property near the SUC;
13 (d) Senior citizen or disability status;
14 (e) Nature of duties and operational necessity; and
15 (f) Other analogous factors.

16
17 **SEC. 5. Transitional Post-Retirement Occupancy.** - Qualified retirees who are
18 lawful occupants of in-campus housing units at the time of retirement may be granted
19 transitional post-retirement occupancy for a period not exceeding five (5) years,
20 subject to:

- 21
22 (a) Availability of housing units;
23 (b) Compliance with housing rules and regulations;
24 (c) Continuing housing need; and
25 (d) Policies established by the Board of Regents.

26
27 The Board of Regents may establish longer occupancy periods for retirees in
28 exceptional circumstances, subject to the financial and operational capacity of the
29 SUC concerned.

30
31 Nothing in this Act shall be construed as granting ownership rights over in-
32 campus housing units.

33
34 **SEC. 6. Alternative Housing Assistance.** - SUCs shall establish linkages and
35 partnerships with the Department of Human Settlements and Urban Development
36 (DHSUD), Pag-IBIG Fund, Government Service Insurance System (GSIS), Land Bank
37 of the Philippines (LBP), Development Bank of the Philippines (DBP), and other
38 government agencies and financial institutions to assist qualified personnel in
39 accessing affordable off-campus housing options.

40
41 Such assistance may include, but shall not be limited to:

- 42 (a) Housing referral and facilitation services;
43 (b) Rental assistance programs;
44 (c) Socialized or affordable housing projects;
45 (d) Access to soft loan programs and preferential financing arrangements; and/or
46 (e) Technical assistance and financial literacy programs related to housing
47 acquisition.
48

1 **SEC. 7. SUC Housing Development Program.** - Within one (1) year from the
2 effectivity of this Act, every SUC shall formulate and adopt a Housing Development
3 Program consistent with its institutional development plan.

4 The Housing Development Program shall include:

- 5 (a) Assessment of existing housing inventory and projected housing demand;
6 (b) Identification of available land and infrastructure capacity;
7 (c) Proposed housing assistance mechanisms;
8 (d) Financing and partnership strategies;
9 (e) Sustainability and maintenance plans; and
10 (f) Such other measures as may be necessary to implement the objectives of
11 this Act.

12
13 **SEC. 8. Public-Private Partnerships and Joint Ventures.** - Subject to existing
14 laws, rules, and regulations, SUCs may enter into joint ventures, public-private
15 partnerships, usufruct agreements, lease arrangements, or other similar contractual
16 mechanisms with government agencies, government-owned or -controlled
17 corporations, private entities, and financial institutions for the planning, financing,
18 construction, development, maintenance, or management of affordable housing
19 projects and related facilities for qualified personnel.

20
21 **SEC. 9. Implementing Agencies.** - The Commission on Higher Education
22 (CHED), in coordination with DHSUD, Pag-IBIG Fund, GSIS, LBP, DBP, SUCs, and
23 other relevant agencies, shall provide technical assistance and policy guidance for the
24 implementation of this Act.

25
26 **SEC. 10. Appropriations.** - The amount necessary for the initial implementation
27 of this Act shall be charged against the existing appropriations of the concerned
28 agencies. Thereafter, such sums as may be necessary shall be included in the annual
29 General Appropriations Act. Implementation of this Act shall be subject to the
30 availability of funds and the financial and institutional capacity of the SUC concerned.

31
32 **SEC. 11. Implementing Rules and Regulations.** - The rules and regulations
33 necessary for the effective and efficient enforcement of the provisions of this Act shall
34 be formulated by the CHED, in coordination with other implementing agencies as
35 stated in Section 9 of this Act and in consultation with relevant government agencies,
36 LGU, the private sector, and other stakeholders, and shall be implemented within
37 ninety (90) days from the effectivity of this Act.

38
39 Unjustified or willful failure or refusal of the concerned government agencies to
40 promulgate the implementing rules and regulations (IRR) within the specified period
41 shall subject the heads of these government agencies to administrative penalties
42 under applicable civil service laws.

43
44 Should the IRR contain provisions that are contrary to this Act, the heads of the
45 government agencies responsible for such provision, when done in bad faith or with
46 gross negligence, shall be held administratively liable.

47
48 **SEC. 12. Separability Clause.** – If any portion or provision of this Act is declared
49 unconstitutional, the remainder hereof or any provisions not affected thereby shall
50 remain in force and effect.

1
2 **SEC. 13. *Repealing Clause.*** – Any law, presidential decree or issuance,
3 executive order, letter of instruction, rule, or regulation inconsistent with the provisions
4 of this Act is hereby repealed or modified accordingly.

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

7
8 *Approved,*