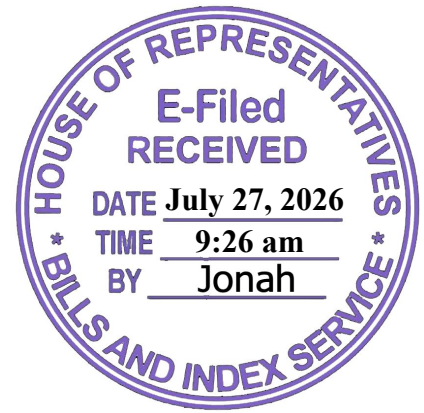


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
Second Regular Session

HOUSE BILL NO. 10224



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

EXPLANATORY NOTE

Public school teachers are the backbone of our nation's educational system. They are tasked not only with imparting knowledge but also with shaping the character and future of Filipino youth. Despite their invaluable contribution to society, many public school teachers continue to face economic hardships, particularly regarding affordable and decent housing.

Due to modest salaries and the rising costs of real estate, a significant number of our teachers are forced to rent substandard housing, live in areas far from their designated schools, or rely on high-interest loans that further deplete their take-home pay. Long commutes and poor living conditions contribute to physical exhaustion and mental stress, which ultimately impact the quality of education delivered to our students.

This bill, otherwise known as the "Public School Teachers' Housing Act," seeks to address this pressing issue by institutionalizing a comprehensive, accessible, and affordable housing program specifically designed for active public school teachers. By providing low-interest housing loans, subsidized amortization, and dedicated on-site housing projects near public schools, this measure aims to uplift the living standards of our educators, ensure their financial security, and motivate them to remain in the noble profession of teaching.

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


SALVADOR A. PLEYTO, SR.

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TWENTIETH CONGRESS
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HOUSE BILL NO. 10224

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

**AN ACT INSTITUTING A COMPREHENSIVE HOUSING PROGRAM FOR
PUBLIC SCHOOL TEACHERS, PROVIDING 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 "Safe Schools and Learning Environments Act."

Sec. 2. *Declaration of Policy.* – It is the policy of the State to protect and promote the right of all citizens to quality education, and to recognize the vital role of teachers in national development. Towards this end, the State shall implement measures that promote the welfare, economic security, and dignity of public school teachers, including the provision of decent, affordable, and accessible housing.

Sec. 3. *Establishment of the Public School Teachers' Housing Program.* - There is hereby established a Comprehensive Housing Program for Public School Teachers. The Program shall be jointly implemented by the Department of Education (DepEd), the Department of Human Settlements and Urban Development (DHSUD), and the National Housing Authority (NHA), in coordination with key shelter agencies such as the Home Development Mutual Fund (Pag-IBIG Fund).

Sec. 4. *Scope and Coverage* – This Act shall apply to all regular public school teachers in public basic education institutions, including elementary, junior high, and senior high schools under the jurisdiction of the Department of Education (DepEd).

Sec. 5. *Components of the Program* - The Program shall include, but not be limited to, the following components:

1. **On-Site and Near-Site Housing Projects:** The NHA and DHSUD shall identify and develop idle government lands for the construction of residential units, medium-rise buildings, or subdivisions dedicated exclusively to public school teachers. Priority shall be given to sites accessible to public schools.
2. **Subsidized Housing Loans:** The Pag-IBIG Fund shall allocate a special window for public school teachers, providing housing loans with lower interest rates (not exceeding three percent per annum) and extended repayment periods of up to thirty (30) years.
3. **Rent-to-Own Schemes:** For teachers who cannot immediately afford down payments, a rent-to-own mechanism shall be developed for government-built housing units.

Sec. 6. *Incentives for Private Developers*. - Private real estate developers who partner with the government to construct housing units specifically allocated for the Program shall be entitled to tax incentives, including exemption from project-related value-added tax (VAT) and expedited processing of development permits.

Sec. 7. *Appropriations*. - The amount necessary for the initial implementation of this Act shall be charged against the current year's appropriations of the DepEd and DHSUD. Thereafter, such sums as may be necessary for its continued implementation shall be included in the annual General Appropriations Act (GAA).

Sec. 8. *Implementing Rules and Regulations*. - Within sixty (60) days from the effectivity of this Act, the DepEd, DHSUD, NHA, and Pag-IBIG Fund, in consultation with recognized teachers' unions and organizations, shall promulgate the necessary rules and regulations for the effective implementation of this Act.

Sec. 9. *Separability Clause*. - If any portion or provision of this Act is declared invalid or unconstitutional, the remaining parts or provisions not affected thereby shall remain in full force and effect.

Sec. 10. *Repealing Clause*. - All laws, decrees, executive orders, presidential issuances, and other administrative rules and regulations or parts thereof which are inconsistent with this Act are hereby repealed, amended, or modified accordingly.

Sec. 11. *Effectivity.* – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in at least two (2) newspapers of general circulation.

Approved,