

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City
TWENTIETH CONGRESS
Second Regular Session
HOUSE BILL NO. 10351



Introduced by: **REP. ELMER V. CATULPOS**
(I Tahanan Partylist)

EXPLANATORY NOTE

For decades, our idea of housing our less fortunate countrymen has been to build rows of little houses far from the city, hand over the keys, and call it a home. And for decades we have watched those places empty out — because a house is not a home when there is no water from the tap, no light at night, no jeep to town, and above all, no work. The father who cannot find a job near the relocation site goes back to the slum by the river to earn a living, and the house we built for him stands abandoned. We did not fail to build houses. We failed to build communities.

Meanwhile, millions of our countrymen live each day in homes that cannot protect them. When the rains come, the family is wet inside their own house; when the typhoon or the earthquake comes, they are the first to lose everything, because their walls are thin and their roofs are borrowed. And the harm does not end with the weather: it is hard for a child to study on a wet floor, and hard for a parent to save when every storm takes back the little that was set aside. A decent and affordable home is not a luxury at the end of a family's climb — it is the floor on which the climb begins. Give a family a dry, secure, and dignified home, and everything else — health, schooling, savings, work — finally has a place to stand.

This bill begins from a simple truth: people do not merely need a roof — they need a place to live a whole life. A home near a livelihood, a school their children can walk to, a clinic when they are sick, a road that takes them to work, water and power and a signal on their phone. Give a family that, and they will stay, and pay, and raise their children there, and the community will thrive. Give them only a house in the middle of nowhere, and we will be back in a few years to find it empty. The difference between a failed relocation and a living town is not the house. It is everything around it.

So this measure sets out to build not subdivisions but communities. The homes themselves shall be fully socialized housing, reserved for the families in greatest need. But around them, within a practical distance, the State shall bring what makes a community live: for the families, water, power, a road, and a signal from the very start; for the enterprises that

commit to build and hire nearby, infrastructure and permits that move as fast as their own construction, so that no willing employer is ever made to wait — and real incentives for those who build, operate, and hire in the community. And because the jobs nearby will take time to grow, a ride to one's work in the city shall be there from the first day, so that no father or mother is forced to choose between the new home and the old job. A place where a family can both live and earn is not a relocation site. It is a town.

And here is what should trouble every Filipino: nothing is missing except the houses themselves. The money is ready — the Pag-IBIG Fund, holding the savings of its own members, released some sixty-nine billion pesos in home loans in the first half of this year alone, and stands ready to finance more. The buyers are ready — the housing need of the nation is counted in the millions of families. And the buyers can pay — at the subsidized three percent rate, a socialized housing unit costs about two thousand three hundred pesos a month, within the reach of a minimum-wage earner; indeed, the moment units appeared, socialized housing loans more than doubled in a single year. In the plain language of any marketplace: there is money, there is a financed buyer, there is a builder willing to build — and the shelf is empty. Private developers have themselves pledged homes by the hundreds of thousands — around a quarter of a million units, by the housing department's own account — asking not for subsidies, but for one thing: faster permits. The gap in housing is not a gap of funds or of demand. It is a gap of production, and this bill exists to fill the shelf.

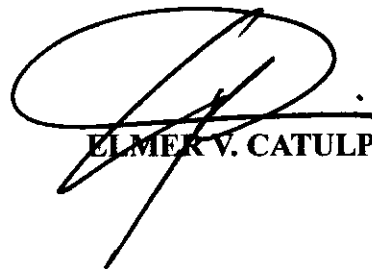
The reason we have so few such places is not a mystery. To build socialized housing today, a developer must pass through the same punishing gauntlet as a luxury subdivision — by industry count, scores of permits and signatures across a dozen or more offices, taking months or years — while earning a razor-thin margin, or none at all, under the price ceilings the law requires. Faced with the same cost and delay but a fraction of the profit, any rational builder chooses the high-end project, and the families who wait for a home wait longer still. We already did for cell towers what must now be done for homes: we cut the permitting from a maze into a straight line, and towers rose across the country. This bill does the same for socialized housing — a genuinely faster, lighter track, with firm deadlines, so that building homes for ordinary Filipino families is no longer the hardest thing a developer can do.

And when the nation finally builds at the scale of its need, the building itself becomes a blessing. Housing construction sets money moving through every town it touches — through the cement plant and the steel mill, the hardware store and the lumber yard, the trucking line and the furniture shop, the carinderia beside the site — and it employs, above all, the very workers who need homes the most. The carpenter raising the walls of a socialized housing community may himself qualify to live in one: the payroll and the promise are the same families. Mass housing is not a burden upon the economy; it is one of its surest engines, and every home completed sets both a family and a livelihood on firmer ground.

And to guard these families against losing what is built for them, the land dedicated to a socialized housing community shall remain for that purpose for at least twenty years — no quiet conversion to a mall or a high-end tower once the cameras have left — unless, in a genuine change of circumstance such as a community overtaken by the growth of a city, the residents themselves are made whole or better. What was built for them shall stay with them.

This measure moves in step with the momentum the President reported in his State of the Nation Address of July 27, 2026: more than one hundred thousand homes added under the expanded 4PH program in a single year, over half a million built or funded in all, and the Pag-IBIG housing loan ceiling raised to ten million pesos — with the mission of the hour declared in his own words as “SECURITY and SELF-SUFFICIENCY.” The President is accelerating the production of homes; this bill ensures that what is produced are communities — with water, power, roads, schools, livelihood, and a ride to work from the first day — and it clears the permitting bottleneck so that production may rise to the very scale the President’s own program now demands.

A nation is measured by whether the least among its people have a decent place to call home, and a fair chance to earn a living there. In view of the foregoing, the immediate passage of this bill is earnestly sought.



ELMER V. CATULPOS

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HOUSE BILL NO. 10351

Introduced by: **REP. ELMER V. CATULPOS**
(*I-Tahanan Partylist*)

AN ACT ACCELERATING THE PRODUCTION OF SOCIALIZED HOUSING AS COMPLETE AND LIVABLE COMMUNITIES BY STREAMLINING PERMITS AND LAND CONVERSION, ESTABLISHING A LAND ACQUISITION FUND, ENHANCING DEVELOPER FINANCING AND SUPPORT, MANDATING TRUNKLINE INFRASTRUCTURE AND EMPLOYMENT-DRAWING INCENTIVES WITHIN SOCIALIZED HOUSING COMMUNITIES, AND PROTECTING SUCH COMMUNITIES FROM CONVERSION, AND FOR OTHER PURPOSES

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 “Socialized Housing Township and Community Development Act” or the “Bagong Pamayanan Act.”

SECTION 2. Declaration of Policy. — SECTION 2. Declaration of Policy. — It is the policy of the State to provide the underprivileged and homeless not merely with houses but with complete, livable, resilient, and dignified communities, with adequate access to livelihood opportunities, utilities, transportation networks, educational institutions, healthcare facilities, commercial establishments, and other essential public services, so that socialized housing becomes a sustainable environment where families can both live and earn, rather than isolated settlements they are compelled to abandon.

Consistent with the objectives and principles of Republic Act No. 7279, otherwise known as the *Urban Development and Housing Act of 1992*, this Act shall operationalize the development of complete communities through coordinated national and local implementation, ensuring that socialized housing projects are integrated into local land use, infrastructure, economic, and social development planning of local government units.

Toward this end, the State shall remove the barriers that have constrained the adequate production of socialized housing, including unnecessarily burdensome permitting processes, limited access to suitable land, inadequate project viability, fragmented government approvals, and the absence of employment opportunities, transportation, utilities, and essential services within or near housing developments.

The State recognizes that financing mechanisms and demand for socialized housing already exist, and that the principal challenge lies in expanding housing production. It is therefore the duty of the government to eliminate unnecessary barriers, delays, duplication of processes, and excessive administrative discretion that impede the timely development of socialized housing by qualified proponents for the benefit of eligible beneficiaries.

This Act shall complement and strengthen Republic Act No. 7279, as amended, Republic Act No. 11201, and other existing housing laws and programs of the government, including the Pambansang Pabahay Para sa Pilipino Program. It shall be implemented in a manner consistent with the national housing policy, the incentive framework established by law, and the constitutional and statutory fiscal and administrative autonomy of local government units.

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

- (a) *Socialized housing community or township* refers to a socialized housing project developed, whether on a single large parcel or as a housing core with a surrounding economic-influence zone, to function as a complete and livable community under Republic Act No. 7279, otherwise known as the *Urban Development and Housing Act of 1992*, as amended, and its implementing rules and regulations.
- (b) *Underprivileged and Homeless Citizens* refers to underprivileged and homeless citizens as defined under Republic Act No. 7279, as amended, and shall include only those qualified beneficiaries determined in accordance with said Act and its implementing rules and regulations.
- (c) *Certified socialized housing project* refers to a project certified by the Department of Human Settlements and Urban Development (DHSUD) as devoted to socialized housing, which certification entitles it to the streamlined processes, financing, and incentives under this Act.
- (d) *Economic-influence zone* refers to the area within a practical radius of a socialized housing community, to be fixed by the DHSUD and the local government unit, within which employment-drawing incentives under this Act may apply.
- (e) *Trunkline infrastructure* refers to the primary roads, power lines, water lines, drainage, and connectivity infrastructure serving a socialized housing community.
- (f) *Complete and Compliant Application* refers to an application for a permit, license, clearance, certification, endorsement, or other government approval that is accompanied by all documents and information required under the officially published checklist of the concerned government agency or local government unit at the time of filing. No additional documentary requirements shall be imposed after the application has been accepted as complete, except when expressly required by law or when necessary to address material defects, fraud, or misrepresentation.
- (g) *Processing Period* refers to the maximum period prescribed under this Act within which the concerned government agency or local government unit shall approve, deny, or otherwise act upon a complete and compliant application, reckoned from the date the application is officially accepted as complete.
- (h) *Justifiable Cause* refers to circumstances beyond the reasonable control of the concerned government agency or local government unit that temporarily prevent action within the prescribed processing period, including force majeure, court-issued restraining orders or injunctions, the pendency of another government approval expressly required by law, or material deficiencies, fraud, or misrepresentation subsequently discovered in the application. Administrative inefficiency, personnel shortages, internal procedural delays, or the absence of approving officials shall not constitute justifiable cause.

- (i) *Meaningful Consent* refers to the informed and voluntary approval of affected beneficiaries or residents, obtained through a transparent and documented consultation process that includes:
- (i) Written notice stating the purpose, date, time, venue, and agenda of the consultation, served within a reasonable period before the meeting;
 - (ii) At least one duly convened community assembly or consultation where the proposed action, its legal basis, potential effects, and available alternatives are fully explained and participants are afforded a genuine opportunity to ask questions and express their views;
 - (iii) Approval by at least a majority of the affected beneficiaries or residents present at the consultation, provided that the meeting is attended by at least a majority of all qualified beneficiaries or residents directly affected;
 - (iv) Preparation of attendance sheets, minutes of the proceedings, photographs or audio-visual documentation where practicable, and a certification of the results by the appropriate government official or an independent observer; and
 - (v) Preservation of all records forming part of the official proceedings, which shall be available for inspection subject to existing laws on privacy and access to information.

SECTION 4. Scope and Relationship to Existing Laws. — This Act shall be implemented in harmony with Republic Act No. 7279, as amended by Republic Act No. 10884 (Urban Development and Housing Act and Balanced Housing), Republic Act No. 11201 (Department of Human Settlements and Urban Development Act), including the Housing One-Stop Processing Centers under its Section 23 and the land-designation provisions under its Section 24, Executive Order No. 45 (s. 2001) on time periods for housing-related permits, Republic Act No. 11534 as amended (CREATE, and its subsequent amendments) on fiscal incentives, Republic Act No. 7160 (Local Government Code), and Republic Act No. 11032 (Ease of Doing Business). This Act shall not create bodies duplicative of the Housing One-Stop Processing Centers but shall strengthen and put firm timelines upon them.

Nothing in this Act shall be construed to exempt projects from environmental laws, building code, fire code, and other minimum safety standards.

SECTION 5. Streamlined and Ministerial Permitting for Certified Socialized Housing Projects. — Consistent with Republic Act No. 11032, otherwise known as the *Ease of Doing Business and Efficient Government Service Delivery Act of 2018*, Republic Act No. 11201, Republic Act No. 7279, Executive Order No. 45 (s. 2001), and other applicable laws, the permitting and approval of certified socialized housing projects shall be simplified, expedited, and processed through an integrated and ministerial system that promotes the timely production of socialized housing while preserving public safety, environmental protection, and regulatory compliance.

To this end, the following rules shall govern all permits, licences, clearances, certifications, endorsements, and similar approvals required for certified socialized housing projects:

- (a) *Single Application; Single Contact Point.* — The Housing One-Stop Processing Center (HOPC) established under Republic Act No. 11201 shall serve as the sole receiving office and single contact point for all applications relating to certified socialized housing projects.

The project proponent shall file only one integrated application, after which the HOPC shall electronically or administratively route the application to all concerned national government agencies, local government units, government-owned or controlled corporations, and other issuing authorities. The applicant shall not be required to file separate applications with, or personally follow up before, multiple offices unless expressly required by law.

(b) *Covered Permits and Unified Checklist.* — The Department of Human Settlements and Urban Development (DHSUD), in coordination with the Anti-Red Tape Authority (ARTA), concerned national government agencies, and local government units, shall publish and periodically update a unified list of permits, licenses, clearances, certifications, endorsements, and other approvals covered by this Act, together with a single, consolidated checklist of documentary requirements. No issuing authority shall require any document or prerequisite not included in the published checklist after an application has been officially accepted as complete and compliant, except where expressly required by law or where material fraud, misrepresentation, or substantial deficiencies are subsequently discovered.

(c) *Ministerial Issuance.* — Upon determination that a complete and compliant application satisfies the objective standards prescribed by law, including applicable structural, fire, environmental, health, and public safety requirements, the issuance of the corresponding permit or approval shall be ministerial. No issuing authority shall withhold, negotiate, or impose additional conditions upon an application that fully complies with all published legal and technical requirements.

(d) *Processing Periods.* — All applications shall be acted upon within the applicable processing periods, which shall be the shortest period permitted under applicable law, including:

- (i) the processing periods prescribed under Republic Act No. 11032 and its implementing rules and regulations;
- (ii) the periods provided under Executive Order No. 45 (s. 2001), where applicable; or
- (iii) such shorter processing periods as may be prescribed by the DHSUD, in consultation with the Anti-Red Tape Authority, for certified socialized housing projects, provided that such periods are consistent with Republic Act No. 11032 and existing law.

The prescribed processing periods shall be publicly displayed by every participating office and the Housing One-Stop Processing Center.

(e) *Automatic Approval and Certificate of Non-Action.* — Where an issuing authority fails to act upon a complete and compliant application within the applicable processing period, without justifiable cause communicated in writing before the expiration thereof, the application shall be governed by the automatic approval and non-action provisions of Republic Act No. 11032. Upon request of the applicant, the Housing One-Stop Processing Center or the appropriate authority shall issue a Certificate of Automatic Approval or Certificate of Non-Action, as may be appropriate under Republic Act No. 11032, which shall constitute sufficient authority for the applicant to proceed to subsequent government transactions, financing applications, utility connections, registration, and other processes recognising such approval, subject to existing laws and regulations.

(f) *Authorized Representatives.* — Every participating national government agency, local government unit, and government-owned or controlled corporation shall designate sufficiently authorised personnel to the Housing One-Stop Processing Center with authority to receive, evaluate, approve, issue, or endorse applications within the scope of their respective mandates.

Automatic approval under this section shall apply only to applications that are complete and compliant with all applicable legal, technical, environmental, and safety standards. Nothing in this Act shall be construed to waive mandatory inspections, structural safety requirements, environmental safeguards, or other substantive regulatory standards prescribed by law. The expiration of the applicable processing period shall extinguish only bureaucratic inaction and unnecessary administrative delay, and shall not excuse non-compliance with substantive legal requirements.

The DHSUD, in consultation with the Anti-Red Tape Authority, shall issue such rules as may be necessary to implement this Section, including the unified permitting system, digital processing protocols, inter-agency coordination mechanisms, and standard operating procedures for the Housing One-Stop Processing Centers.

SECTION 6. Streamlined Land Reclassification and Conversion for Certified Socialized Housing Projects. — Consistent with Republic Act No. 7279, Republic Act No. 6657, as amended, Republic Act No. 7160, Republic Act No. 11032, Republic Act No. 11201, and other applicable laws, land use approvals for certified socialized housing projects shall be processed in an expedited, coordinated, and transparent manner.

- (a) *Local Zoning and Land Reclassification.* — Applications for zoning clearances, land reclassification, locational clearances, and other local land use approvals shall be processed through the Housing One-Stop Processing Center (HOPC) within the applicable processing periods under Republic Act No. 11032 and other existing laws. Government-owned lands lawfully reserved or designated for socialized housing shall not require further local reclassification unless otherwise required by law.
- (b) *Agrarian Reform Land Conversion.* — Applications for land conversion, exemption, or exclusion shall be processed by the Department of Agrarian Reform (DAR) in accordance with Republic Act No. 6657, as amended, Republic Act No. 11032, and applicable laws, rules, and streamlined procedures for government housing programs.
- (c) *Escalation for Non-Action.* — Failure of any concerned office to act within the prescribed processing period without justifiable cause shall be referred by the HOPC to the head of the concerned agency or local government unit and, when appropriate, to the Anti-Red Tape Authority (ARTA) for action under Republic Act No. 11032.
- (d) *Inter-Agency Coordination.* — The Department of Human Settlements and Urban Development (DHSUD), DAR, DILG, local government units, and other concerned agencies shall adopt coordinated procedures for the simultaneous processing of land use approvals to minimise delays and duplication.
- (e) *Protection of Restricted Lands.* — Nothing in this Act shall authorize the conversion or development of prime agricultural lands, protected areas, forestlands, ancestral domains, environmentally critical areas, or other lands restricted under the Constitution or existing laws.

Nothing in this Section shall diminish the authority of the Department of Agrarian Reform, local government units, or other competent agencies, nor authorize the automatic approval of applications for land conversion, exemption, exclusion, or reclassification where prohibited by law.

SECTION 7. Political Neutrality and Non-Discrimination in Permitting. — No permit, clearance, license, endorsement, or approval required for a certified socialized housing project — whether at the barangay, municipal, city, or provincial level, or in any national agency — shall be denied, delayed, conditioned, or burdened by reason of the political affiliation, non-affiliation, electoral support, or electoral conduct of the applicant, developer, contractor, supplier, worker, or any party to the project. Any act in violation of this section shall be void, shall not interrupt the running of the periods under Section 5, and the permit shall be deemed approved upon their lapse notwithstanding such act. Any official or employee who violates this section shall be liable under Republic Act No. 3019, Republic Act No. 6713, and Republic Act No. 11032, without prejudice to administrative sanctions. This section protects equally the applicant who supported no one; the building of homes shall never be made a reward for political loyalty, nor its delay a punishment for independence.

SECTION 8. Certification of Socialized Housing Projects. — A developer or proponent may apply to the DHSUD for certification that a project is a socialized housing project under this Act. Such certification, issued upon simplified requirements, shall be the single key that entitles the project to the streamlined permitting under Section 5, the financing and support under Part II, and, for its community, the incentives under Part III. The DHSUD shall issue the certification promptly and shall publish the standards therefor.

SECTION 9. Socialized Housing Land Acquisition and Banking Fund. — There is hereby established a Socialized Housing Land Acquisition and Banking Fund, to enable the national government and local government units to acquire, assemble, and bank suitable land for socialized housing communities, with priority to government lands idle for more than ten (10) years as contemplated under Section 24 of Republic Act No. 11201, and to well-located land that avoids the isolation of past relocation sites. Local government units are empowered and encouraged to establish local land banks for the same purpose. The Fund shall be administered transparently, and land acquired shall be devoted to socialized housing and protected under Section 14.

SECTION 10. Enhanced Financing for Socialized Housing Developers. — To make the production of socialized housing viable, the Pag-IBIG Fund, the Land Bank of the Philippines, the Development Bank of the Philippines, and other government financial institutions shall provide developers of certified socialized housing projects with developmental loans at interest rates lower, and repayment terms longer, than those for regular developments, and shall expedite the take-out of completed units financed for qualified beneficiaries, so that a developer's capital is not trapped and recovery is assured.

SECTION 11. Partial Construction Subsidy for Socialized Housing. — The State may provide a partial construction subsidy for certified socialized housing units to bridge the gap between the socialized housing price ceiling and the reasonable cost of production, so that developers can build for low-income families without loss. Such subsidy shall be released only upon completion and turnover of units to qualified beneficiaries, shall be subject to safeguards against leakage and double-availment, and shall be reported transparently.

SECTION 12. Complete-Community Standard. — Socialized housing under this Act shall be planned and developed as a complete and livable community, whether on a single large master-planned parcel or as a socialized housing core with a surrounding economic-influence zone. The plan shall provide, or make provision for access to, water, electricity, drainage, roads and transport, connectivity, schools, health facilities, and spaces for livelihood and commerce, so that residents can both live and earn within or near the community.

SECTION 13. Tiered Infrastructure for the Community and Its Economic Zone. — The infrastructure of a socialized housing community shall be provided in a fiscally responsible, tiered manner, as follows:

- (a) Serving the residents first. — The community itself shall be provided from the start with the water, electricity, access road, drainage, and connectivity that its resident families need, this being justified by the residents themselves and not contingent upon the arrival of any enterprise. The concerned agencies — including the Department of Public Works and Highways, the Department of Energy and the electric utilities and cooperatives, the water districts and the Local Water Utilities Administration, and the Department of Information and Communications Technology — together with the local government unit, shall deliver these through their existing programs and the appropriation under this Act, with connectivity facilitated under the streamlined tower and fiber permitting available for national connectivity priorities;
- (b) Commitment-triggered extension. — Infrastructure into the economic-influence zone shall be extended when a qualified enterprise commits to build and operate therein, and shall proceed simultaneously with the enterprise's own construction, under firm and published timelines, so that no committed enterprise is made to wait for a road, a line, or a permit. The local government unit shall process the permits of such enterprises without delay; and
- (c) Readiness in advance. — The engineering plans, rights-of-way, and utility coordination agreements for the economic-influence zone shall be prepared ahead of time, so that when an enterprise commits, execution is immediate. The State prepares the plans in advance and builds upon commitment, so that public funds are never sunk into infrastructure that serves no one.

SECTION 14. Investment Promotion and Business-Commitment Solicitation. — Every socialized housing community shall be actively promoted as a place of opportunity. Upon the approval of a socialized housing project, the local government unit, through its investment promotion or local economic development office, shall: (a) inform the local chambers of commerce, business groups, and the public of the project, its economic-influence zone, and the incentives available under this Act; (b) include the community and its zone in its investment promotions as an area attractive for enterprise — highlighting the incentives, the fast-tracked permitting and infrastructure under this Act, and the resident workforce living within the community itself; and (c) engage business groups and enterprises, from MSMEs to large employers, to solicit and gather commitments as to what they will establish within the zone. The commitments so gathered shall serve as triggers for the commitment-based infrastructure under Section 13(b). The Department of Trade and Industry and its Negosyo Centers, and the investment promotion agencies, shall support the local government units in this promotion.

SECTION 15. Employment-Drawing Incentives Within Socialized Housing Communities. — To bring jobs to where the homes are, incentives shall be available to enterprises that build, operate, and employ residents within a socialized housing community or its economic-influence zone, and to landowners therein who genuinely develop their land for such productive and

employment-generating use. Such incentives shall be tied to actual construction, operation, and local hiring, and not to the mere ownership of land, so as to prevent windfall and speculation. Specifically:

- (a) National tax incentives, including an income-tax incentive for a period of up to ten (10) years, shall be made available by designating qualifying socialized housing communities and their economic-influence zones as eligible for incentives under the fiscal incentives framework of Republic Act No. 11534, as amended (CREATE), administered through the Fiscal Incentives Review Board and the investment promotion agencies, with proximity to socialized housing and local hiring as qualifying criteria;
- (b) Local government units are empowered and encouraged, pursuant to Republic Act No. 7160, to grant qualifying enterprises exemption or reduction of local business taxes, fees, and charges for a period of up to ten (10) years; and
- (c) Local government units are further empowered and encouraged to hold the real property tax on qualifying properties within the community and its economic-influence zone at its current rate, without increase, for a period of up to ten (10) years.

The incentives under this section shall be construed in harmony with the fiscal incentives framework of the national government and the fiscal autonomy of local government units.

SECTION 16. Transportation Access and Interim Mobility Support. — Because a family will stay only where they can reach their work, transportation shall be treated as essential to the life of a socialized housing community, especially in its early years. To this end: (a) the Land Transportation Franchising and Regulatory Board and the local government units shall fast-track, under firm and published timelines, the approval of new routes and franchises for transport operators and groups that will serve a socialized housing community, and such operators shall be entitled to the incentives under Section 15 where qualified; (b) the local government unit is empowered and encouraged, with support from the national government and its transport programs, to provide interim transport service — such as buses or shuttles — connecting the community to work centers, schools, and markets, with identified pick-up and drop-off points, during the early years of the community; and (c) such interim service shall be transitional, continuing until commercial transport service on the route is established and regular, so that the support normalizes the life of the community without becoming a permanent subsidy. The purpose of this section is to ensure that, from the first day, a resident can reach a livelihood — for the jobs within the zone will take time to arrive, but a ride to one's existing job must be available at once.

SECTION 17. Protection of Socialized Housing Land From Conversion. — Land developed as a certified socialized housing project under this Act shall be protected from conversion or use for purposes inconsistent with socialized housing for a period of twenty (20) years from the completion of the project, unless otherwise allowed under existing laws and this Section.

The restriction shall apply primarily to the project land covered by the mother title, including portions intended for common use, community facilities, and other areas not individually transferred to beneficiary-owners. The same restriction shall be annotated on the title upon the request of the developer, the Department of Human Settlements and Urban Development (DHSUD), or the concerned local government unit, supported by the DHSUD certification that the property constitutes a certified socialized housing project. The Registry of Deeds shall annotate such restriction in accordance with existing registration laws and procedures.

Where individual titles are issued to qualified beneficiary-owners, the restriction shall be limited to ensuring that the property continues to serve its socialized housing purpose and shall be subject to applicable restrictions on transfer, disposition, or use provided under Republic Act No. 7279, as amended, and other existing laws. Such restrictions shall likewise be annotated on the individual titles when required by law or the conditions of the housing program.

Conversion or change of use during the restricted period may be allowed only upon a finding of substantial public interest or material change of circumstances, including instances where the area has been substantially integrated into a major urban or commercial development, and only upon compliance with all of the following:

- (a) The affected resident-beneficiaries are provided relocation to housing of equal or better quality and accessibility, or are otherwise adequately compensated and allowed to equitably participate in the benefits arising from such conversion;
- (b) The proposed conversion is approved by the DHSUD and the concerned local government unit in accordance with existing laws and regulations; and
- (c) Meaningful consultation and consent of the affected resident-beneficiaries have been obtained through a transparent process prescribed under this Act and its implementing rules and regulations.

Nothing in this Section shall diminish the protections granted to socialized housing beneficiaries under Republic Act No. 7279, as amended, nor allow the displacement of resident-beneficiaries without adequate protection, participation, and just compensation.

SECTION 18. Implementing Agencies. — The DHSUD shall be the lead agency for this Act. The Pag-IBIG Fund, the Social Housing Finance Corporation, the National Home Mortgage Finance Corporation, the National Housing Authority, and the government financial institutions shall implement the financing and subsidy; the DPWH, DOE and electric utilities, water districts and LWUA, and the DICT shall implement the trunkline infrastructure; the DENR, DAR, DA, DILG, and the Land Registration Authority shall implement the land provisions; the DOF, the Bureau of Internal Revenue, the Fiscal Incentives Review Board, and the investment promotion agencies shall implement the national incentives; and the local government units shall implement the local incentives, permitting, and land-banking, and serve as frontline partners throughout.

SECTION 19. Appropriations. — The amount necessary to carry out this Act, particularly the Land Acquisition and Banking Fund, the partial construction subsidy, and the trunkline infrastructure, shall be provided under a new appropriation in the annual General Appropriations Act, and shall not be sourced by diminishing existing housing or social-welfare programs. The national tax incentives under Section 15 shall be treated as foregone revenue and reported accordingly, and the local incentives shall be borne by the local government units as therein provided.

SECTION 20. Implementing Rules and Regulations. — Within ninety (90) days from the effectivity of this Act, the DHSUD, in coordination with the agencies named herein and representatives of socialized housing developers and beneficiaries, shall promulgate the implementing rules and regulations. Failure to promulgate the same shall not prevent the implementation of this Act.

SECTION 21. Congressional Oversight. — A Congressional Oversight Committee, composed of the chairpersons and members of the appropriate committees of both Houses, shall monitor the implementation of this Act, particularly the speed of permitting and the production of complete communities, and review its effectiveness within three (3) years from its effectivity.

SECTION 22. Separability Clause. — If any provision of this Act is declared invalid or unconstitutional, the other provisions not affected thereby shall remain in full force and effect.

SECTION 23. Repealing Clause. — All laws, decrees, executive orders, rules and regulations, and other issuances or parts thereof inconsistent with this Act are hereby repealed, amended, or modified accordingly.

SECTION 24. Effectivity. — This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved.