

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City
TWENTIETH CONGRESS
Second Regular Session
HOUSE BILL NO. 10355



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

EXPLANATORY NOTE

For a family of modest means, a socialized housing unit is not merely a roof — it is the one chance in a lifetime to own a piece of ground, to stop paying rent they can barely afford, to give their children an address and a future. And yet, too often, when the list of beneficiaries is drawn, the family that has waited for years is passed over, while a name with the right connection appears ahead of them. The complaint is old and bitter, and it is heard in every barangay: that the home meant for the neediest went instead to the one who was malakas.

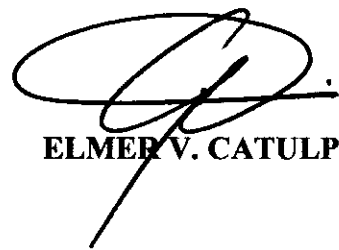
There is a second injustice, quieter but just as corrosive. Units built and subsidized for families of modest means — including the socialized portion that every subdivision is required by law to provide — are sometimes acquired not by those families at all, but by those with means, who hold them as investments and resell them at a profit the intended beneficiary could never afford. The subsidy meant to shelter a family becomes a business opportunity for someone who never needed it.

To its credit, the government has begun to address the first problem: a family may now register directly for housing rather than through the old barangay list that was, in the words of the housing agencies themselves, vulnerable to inefficiency and corruption. This is a welcome reform. But it is only a policy — a practice of the present administration that a future one may quietly undo, returning us to the discretionary list and the connected name. What is given by policy can be taken away by policy. Only a law can make fairness permanent.

This bill does exactly that. It writes into law that socialized housing shall be awarded by objective, published, need-based criteria — the neediest first, ranked by their need, through a transparent registry open to all — and never by political connection or influence. It reserves the units for the qualified families for whom they were built, and bars their capture and resale by those who do not qualify, so that the subsidy shelters a family instead of enriching an investor. It asks nothing more than that the home built for a struggling family actually reach that family — and stay with it.

The principle of this bill was voiced by no less than the President in his State of the Nation Address of July 27, 2026, when he reported with pride that medical assistance now reaches Filipinos directly — “Wala na ring GL-GL, kaya hindi na kailangan pumila o magmakaawa pa sa sinumang pulitiko.” That is exactly the principle this measure writes into the awarding of socialized housing: that a home built for a family in need shall be reached by need, and never by connection. And with the President reporting more than half a million homes built or funded under the expanded 4PH program, the fairness of the list has never mattered more — the more homes the nation builds, the more sacred the order of who receives them.

To object to this measure, one must argue that the homes built for families in greatest need should remain open to the connected and the well-off. No one will say so aloud. In view of the foregoing, the immediate passage of this bill is earnestly sought.



ELMER V. CATULPOS

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Introduced by Representative ELMER V. CATULPOS
(I Tahanan Party-list)

**AN ACT ENSURING FAIRNESS AND INTEGRITY IN THE SELECTION OF
SOCIALIZED HOUSING BENEFICIARIES BY INSTITUTIONALIZING OBJECTIVE,
TRANSPARENT, AND NEED-BASED QUALIFICATION AND RANKING, AND BY
RESERVING SOCIALIZED HOUSING UNITS FOR QUALIFIED BENEFICIARIES
AGAINST CAPTURE AND RESALE, AMENDING FOR THE PURPOSE CERTAIN
PROVISIONS OF REPUBLIC ACT NO. 7279, AS AMENDED, 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 Fairness Act” or the “Patas na Pabahay Act.”

SECTION 2. Declaration of Policy. — It is the policy of the State to ensure that socialized housing, being built and subsidized for the underprivileged and homeless, reaches the Filipinos for whom it is truly intended — awarded by objective and verifiable need, and never by political affiliation, connection, or influence. The State further declares that the units so built and subsidized shall be reserved for qualified beneficiaries and protected from capture, speculation, and resale by those who do not qualify. This Act shall complement and strengthen Republic Act No. 7279, as amended, Republic Act No. 11201, and the housing programs of the government, including the Pambansang Pabahay Para sa Pilipino Program.

SECTION 3. Definition of Terms. — As used in this Act, the following terms shall mean as follows:

- (a) *Socialized housing* refers to housing programs and projects for the underprivileged and homeless as defined under Republic Act No. 7279, as amended, including the socialized housing component of subdivision and condominium projects required under the balanced housing provisions of that Act.
- (b) *Qualified beneficiary* refers to a person who meets the objective, need-based qualifications under Section 5 of this Act.
- (c) *Transparent beneficiary registry* refers to the accessible system of application, verification, and ranking of applicants for socialized housing established or adopted under Section 6, including the direct registration facilities maintained by the housing agencies.
- (d) *Disqualifying acquisition* refers to the acquisition, direct or indirect, of a socialized housing unit by a person or entity who is not a qualified beneficiary, or for purposes of investment or resale, in violation of this Act.

SECTION 4. Scope. — This Act shall apply to all socialized housing units produced under any government program or under the balanced housing requirement of Republic Act No. 7279, as amended, whether developed by the national government, local government units, the key shelter agencies, or private developers, and whether financed through the Pag-IBIG Fund, the Social Housing Finance Corporation, the National Housing Authority, or otherwise.

SECTION 5. Objective and Need-Based Qualification of Beneficiaries. — Beneficiaries of socialized housing shall be qualified according to objective, published, and verifiable criteria, which shall include: Filipino citizenship; being a first-time homeowner without sufficient existing residential property; a household income within the ceiling set for socialized housing; and, as a matter of priority, being an underprivileged or homeless citizen, an informal settler, or otherwise among those in greatest housing need. Capacity to pay, where required by the financing program, shall be assessed fairly and, where necessary, supported by the appropriate subsidy or financing scheme so that genuine need is not defeated by poverty alone. The Department of Human Settlements and Urban Development (DHSUD), with the key shelter agencies, shall publish these criteria in plain terms accessible to the public.

SECTION 6. Transparent Beneficiary Registry and Ranking. — Applications for socialized housing shall be received, verified, and ranked through a transparent beneficiary registry, which shall include the direct registration facilities maintained by the Pag-IBIG Fund, the DHSUD, and the other key shelter agencies, open to any applicant without the need for the endorsement of any official. Applicants shall be ranked by objective housing need according to the published criteria under Section 5, and the resulting list and waitlist shall be published and accessible, subject to data privacy. No person shall be selected, prioritized, or awarded a socialized housing unit outside of this registry and ranking, and no discretionary or manually prepared list shall be the basis for the award of units. This section institutionalizes, and makes permanent by law, the transparent and direct-application reforms already begun by the housing agencies.

SECTION 7. Prohibition of Palakasan and Political Interference. — No socialized housing unit shall be awarded, and no applicant shall be prioritized or excluded, by reason of political affiliation, party membership, campaign support, kinship, or connection to or influence from any official, candidate, or person. Any endorsement, list, or instruction that seeks to place a person ahead of the objective ranking under Section 6 shall be void and of no effect. An applicant who is prejudiced by a violation of this section may seek review through a simple, accessible, and prompt appeal process to be established by the DHSUD.

SECTION 8. Reservation of Socialized Housing Units for Qualified Beneficiaries. — Socialized housing units, including the socialized housing component required of subdivision and condominium projects under the balanced housing provisions of Republic Act No. 7279, as amended, shall be reserved for and awarded only to qualified beneficiaries — the underprivileged and homeless citizens and low-income families for whom the law intends them. For a period of ten (10) years from the award, or such period as may be provided by the DHSUD, a socialized housing unit shall not be sold, transferred, or conveyed except back to the government housing program, or to another qualified beneficiary at a price not exceeding the controlled resale price set by the DHSUD. The government program shall have the right of first refusal over any such resale. This restriction shall be annotated on the title or evidence of ownership as a covenant running with the property, binding upon subsequent transferees.

SECTION 9. Prohibition on Investor and Bulk Acquisition. — No person or entity shall acquire a socialized housing unit for purposes of investment, lease for profit, or resale, nor shall any person or entity acquire socialized housing units in bulk. Any disqualifying acquisition shall be void, and the unit shall revert to the government housing program for award to a qualified beneficiary, without prejudice to the penalties under this Act. The DHSUD shall establish measures to detect and prevent the circumvention of this section through nominees, dummies, or other schemes.

SECTION 10. Penalties. — Any person who secures or facilitates the award of a socialized housing unit through falsified eligibility, or who manipulates, pads, or circumvents the beneficiary registry or ranking, or who awards or prioritizes a beneficiary in violation of Section 7, or who engages in a disqualifying acquisition under Section 9, or who acts as a nominee or dummy therefor, shall be punished by a fine of not less than Two hundred thousand pesos (P200,000.00) and imprisonment as may be provided herein, without prejudice to administrative liability and to the forfeiture and reversion of the unit. Any public officer or employee who participates in such violation shall suffer, in addition, perpetual disqualification from public office.

SECTION 11. Implementing Agency. — The DHSUD, in coordination with the Pag-IBIG Fund, the Social Housing Finance Corporation, the National Housing Authority, the National Home Mortgage Finance Corporation, and local government units, shall implement this Act.

SECTION 12. Implementing Rules and Regulations. — Within ninety (90) days from the effectivity of this Act, the DHSUD, in coordination with the key shelter agencies and the National Privacy Commission, shall promulgate the implementing rules and regulations. Failure to promulgate the same shall not prevent the implementation of this Act.

SECTION 13. 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 and review its effectiveness within three (3) years from its effectivity.

SECTION 14. 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 15. 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 16. Effectivity. — This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved.