



Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session



COMMITTEE REPORT NO. 22

Submitted by the Committee on Housing and Urban Development on **November 24, 2025**

Re: House Bill No. **6278**

Recommending its approval in substitution of House Bills Numbered 715, 769, 1743, 2122, 2566, 2976, 3353, and 3359.

Sponsors: Representatives Ma. Victoria Co-Pilar, Javier Miguel Lopez Benitez, Brian Poe, Elisa “Olga” T. Kho, Antonio T. Kho, Ralph Wendel P. Tulfo, Jocelyn P. Tulfo, Yedda Marie K. Romualdez, Andrew Julian K. Romualdez, Jude A. Acidre, Patrick Michael D. Vargas, and Leila M. De Lima.

Mr. Speaker:

The Committee on Housing and Urban Development to which were referred House Bill No. 715, introduced by Rep. Javier Miguel Lopez Benitez, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

House Bill No. 769, introduced by Rep. Ma. Victoria Co-Pilar, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR

INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

House Bill No. 1743, introduced by Rep. Brian Poe, entitled:

"AN ACT ESTABLISHING AN ON-SITE, IN-CITY OR NEAR-CITY RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING RELOCATING LOCAL GOVERNMENT UNITS TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992", AS AMENDED"

House Bill No. 2122, introduced by Reps. Elisa "Olga" T. Kho and Antonio T. Kho, entitled:

"AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

House Bill No. 2566, introduced by Reps. Ralph Wendel P. Tulfo and Jocelyn P. Tulfo, entitled:

"AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE

PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

House Bill No. 2976, introduced by Reps. Yedda Marie K. Romualdez, Andrew Julian K. Romualdez, and Jude A. Acidre, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

House Bill No. 3353, introduced by Rep. Patrick Michael D. Vargas, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY OR NEAR-CITY RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES AND, IN CONNECTION THEREWITH, MANDATING THAT LOCAL GOVERNMENT UNITS PROVIDE LIVELIHOOD ASSISTANCE AND OTHER BASIC SERVICES, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

and House Bill No. 3359, introduced by Rep. Leila M. De Lima, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN AND MANDATING THE IMPLEMENTING LOCAL GOVERNMENT UNIT, JOINTLY WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT, IN CASES OF NEAR-CITY OR OFF-CITY RESETTLEMENT, TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

has considered the same and recommends that the attached House Bill No. **6278**, entitled:

“AN ACT ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

be approved in substitution of House Bills Numbered 715, 769, 1743, 2122, 2566, 2976, 3353, and 3359 with Representatives Javier Miguel Lopez Benitez, Ma. Victoria Co-Pilar, Brian Poe, Elisa “Olga” T. Kho, Antonio T. Kho, Ralph Wendel P. Tulfo, Jocelyn P. Tulfo, Yedda Marie K. Romualdez, Andrew Julian K. Romualdez, Jude A. Acidre, Patrick Michael D. Vargas, Leila M. De Lima, Howard A. Guintu, Kenneth T. Gatchalian, Jan “Atty. JP” DL. Padiernos, Roman T. Romulo, Kenneth Paolo C. Tereng, Henry “Indy” F. Oaminal Jr., Antolin A. Oreta III, Irene G. Labadlabad, Gerald Cloyd Alexis V. Galang, Antonio A. Ferrer, Elijah Rumbaoa San Fernando, Lani Mercado-Revilla, Terry L. Ridon, Nathaniel M. Oducado, Roy M. Gonzales, Sonny “SL” L. Lagon, Steve Chiongbian Solon and Roy M. Loyola as authors thereof.

Respectfully submitted,


MA. VICTORIA CO-PILAR
Chairperson

Committee on Housing and Urban Development

THE HONORABLE SPEAKER
HOUSE OF REPRESENTATIVES
QUEZON CITY

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 6278

(In substitution of House Bills Numbered 715, 769, 1743, 2122, 2566, 2976, 3353, and 3359)

INTRODUCED BY REPRESENTATIVES JAVIER MIGUEL LOPEZ BENITEZ, MA. VICTORIA CO-PILAR, BRIAN POE, ELISA “OLGA” T. KHO, ANTONIO T. KHO, RALPH WENDEL P. TULFO, JOCELYN P. TULFO, YEDDA MARIE K. ROMUALDEZ, ANDREW JULIAN K. ROMUALDEZ, JUDE A. ACIDRE, PATRICK MICHAEL D. VARGAS, LEILA M. DE LIMA, HOWARD A. GUINTU, KENNETH T. GATCHALIAN, JAN “ATTY. JP” DL. PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO C. TERENG, HENRY “INDY” F. OAMINAL, JR., ANTOLIN A. ORETA III, IRENE G. LABADLABAD, GERALD CLOYD ALEXIS V. GALANG, ANTONIO A. FERRER, ELIJAH RUMBAOA SAN FERNANDO, LANI MERCADO-REVILLA, TERRY L. RIDON, NATHANIEL M. ODUKADO, ROY M. GONZALES, SONNY “SL” L. LAGON, STEVE CHIONGBIAN SOLON AND ROY M. LOYOLA

AN ACT
ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF-CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE’S PLAN, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”

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

SECTION 1. Section 3 of Republic Act No. 7279, otherwise known as the “Urban Development and Housing Act of 1992,” is hereby further amended to read as follows:

“SEC. 3. Definition of Terms. – For purposes of this Act:

x x x

(w) x x x; [and]

(x) x x x [.];

(Y) “ADEQUATE AND RESPONSIVE CONSULTATION” REFERS TO THE STANDARD DIALOGUE TO BE CONDUCTED BY THE IMPLEMENTING LOCAL GOVERNMENT UNIT OR THE PROJECT PROPONENT AGENCY WITH THE AFFECTED INFORMAL SETTLER FAMILIES (ISFS);

1 (Z) “CIVIL SOCIETY ORGANIZATION (CSO)” REFERS TO A
2 NONGOVERNMENT ORGANIZATION, PEOPLE’S ORGANIZATION,
3 COOPERATIVE, TRADE UNION, PROFESSIONAL ASSOCIATION,
4 FAITH BASED ORGANIZATION, MEDIA GROUP, INDIGENOUS
5 PEOPLES MOVEMENT, FOUNDATION AND ANY OTHER CITIZEN’S
6 GROUP FORMED PRIMARILY FOR SOCIAL AND ECONOMIC
7 DEVELOPMENT CONCERNS TO PLAN PROGRAMS AND PROJECTS
8 AND MONITOR THEIR IMPLEMENTATION, ENGAGE IN POLICY
9 DISCUSSIONS, AND ACTIVELY PARTICIPATE IN COLLABORATIVE
10 ACTIVITIES WITH THE GOVERNMENT;

11 (AA) “COMPREHENSIVE LAND USE PLAN OR CLUP” REFERS
12 TO THE DOCUMENT, FORMULATED BY THE LOCAL GOVERNMENT
13 UNIT IN CONSULTATION WITH ITS STAKEHOLDERS, THAT
14 DEFINES OR PROVIDES GUIDELINES ON THE ALLOCATION,
15 UTILIZATION, DEVELOPMENT, AND MANAGEMENT OF ALL
16 LANDS WITHIN A GIVEN TERRITORY OR JURISDICTION
17 ACCORDING TO THE INHERENT QUALITIES OF THE LAND ITSELF
18 AND SUPPORTIVE ECONOMIC, DEMOGRAPHIC, SOCIO-
19 CULTURAL, AND ENVIRONMENTAL OBJECTIVES AS DEFINED IN
20 SECTION 3(B) OF REPUBLIC ACT NO. 11201, OTHERWISE KNOWN
21 AS THE ‘DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN
22 DEVELOPMENT ACT’;

23 (BB) “IMPLEMENTING LOCAL GOVERNMENT UNIT”
24 REFERS TO THE CITY OR MUNICIPALITY THAT CARRIES OUT THE
25 RESETTLEMENT PROGRAM AND HAS JURISDICTION OVER THE
26 AREA WHERE THE ISFS ARE SITUATED;

27 (CC) “IN-CITY RESETTLEMENT” REFERS TO A RELOCATION
28 SITE WITHIN THE JURISDICTION OF A LOCAL GOVERNMENT UNIT
29 WHERE THE AFFECTED ISFS ARE LIVING;

30 (DD) “INFORMAL SETTLEMENT” REFERS TO:

31 (1) AN AREA WHERE HOUSING UNITS HAVE BEEN
32 CONSTRUCTED BY SETTLERS ON THE LAND WHICH THEY
33 OCCUPY WITHOUT THE CONSENT OF THE OWNER; OR

34 (2) AN UNPLANNED SETTLEMENT AND AREA WHERE
35 HOUSING IS NOT IN COMPLIANCE WITH EXISTING PLANNING
36 AND BUILDING REGULATIONS;

37 (EE) “INFORMAL SETTLER FAMILIES (ISFS)” REFERS TO
38 HOUSEHOLDS LIVING IN A LOT, WHETHER PRIVATE OR PUBLIC,
39 WITHOUT THE CONSENT OF THE PROPERTY OWNER; OR THOSE
40 WITHOUT LEGAL CLAIM OVER THE PROPERTY THEY ARE
41 OCCUPYING; OR THOSE LIVING IN DANGER AREAS SUCH AS
42 ESTEROS, RAILROAD TRACKS, GARBAGE DUMPS, RIVERBANKS,
43 SHORELINES, AND WATERWAYS, AS DEFINED IN SECTION 3(E) OF

1 **REPUBLIC ACT NO. 11201 WITHOUT DISCRIMINATION AGAINST**
2 **STRUCTURE OWNING, RENTING AND SHARING RESIDENTS;**

3 **(FF) “KEY SHELTER AGENCIES” REFERS TO THE**
4 **CORPORATIONS ATTACHED TO THE DEPARTMENT OF HUMAN**
5 **SETTLEMENTS AND URBAN DEVELOPMENT, NAMELY: NATIONAL**
6 **HOUSING AUTHORITY, NATIONAL HOME MORTGAGE FINANCE**
7 **CORPORATION, HOME DEVELOPMENT MUTUAL FUND, AND**
8 **SOCIAL HOUSING FINANCE CORPORATION AND OVER WHICH IT**
9 **EXERCISES ADMINISTRATIVE SUPERVISION IN ACCORDANCE**
10 **WITH SECTION 22 OF REPUBLIC ACT NO. 11201;**

11 **(GG) “NEAR-CITY RESETTLEMENT” REFERS TO A**
12 **RELOCATION SITE CLOSE TO THE ORIGINAL SETTLEMENT OF**
13 **THE AFFECTED ISFS, BUT WITHIN THE JURISDICTION OF**
14 **ANOTHER LOCAL GOVERNMENT UNIT THAT IS ADJACENT TO**
15 **THE IMPLEMENTING LOCAL GOVERNMENT UNIT;**

16 **(HH) “NONGOVERNMENT ORGANIZATION OR NGO”**
17 **REFERS TO A DULY REGISTERED NON-STOCK, NON-PROFIT**
18 **ORGANIZATION FOCUSING ON THE UPLIFTMENT OF THE BASIC**
19 **OR DISADVANTAGED SECTORS OF SOCIETY BY PROVIDING**
20 **ADVOCACY, TRAINING, COMMUNITY ORGANIZING, RESEARCH,**
21 **ACCESS TO RESOURCES, AND OTHER SIMILAR ACTIVITIES, AS**
22 **DEFINED UNDER REPUBLIC ACT NO. 8425, OTHERWISE KNOWN AS**
23 **THE ‘SOCIAL REFORM AND POVERTY ALLEVIATION ACT’, AND**
24 **ORGANIZED AND OPERATED EXCLUSIVELY FOR SCIENTIFIC,**
25 **RESEARCH, EDUCATIONAL, CHARACTER-BUILDING AND YOUTH**
26 **AND SPORTS DEVELOPMENT, HEALTH, SOCIAL WELFARE,**
27 **CULTURAL OR CHARITABLE PURPOSES, OR A COMBINATION**
28 **THEREOF, AND NO PART OF THE NET INCOME OF WHICH INURES**
29 **TO THE BENEFIT OF ANY PRIVATE INDIVIDUAL PURSUANT TO**
30 **SECTION 34(H)(2)(c)(1) OF REPUBLIC ACT NO. 8424, OTHERWISE**
31 **KNOWN AS THE ‘NATIONAL INTERNAL REVENUE CODE OF 1997’**
32 **AS AMENDED;**

33 **(II) “OFF-CITY RESETTLEMENT” REFERS TO A**
34 **RELOCATION SITE DEVELOPED OUTSIDE AND NOT ADJACENT TO**
35 **THE LOCAL GOVERNMENT UNIT WHERE THE AFFECTED ISFS**
36 **HAVE THEIR SETTLEMENT;**

37 **(JJ) “PEOPLE’S PLAN” REFERS TO THE PLAN FORMULATED**
38 **BY THE BENEFICIARY-ASSOCIATION IN COORDINATION WITH**
39 **THE IMPLEMENTING LOCAL GOVERNMENT UNIT WHICH SHALL**
40 **CONTAIN A SITE DEVELOPMENT PLAN THAT CONFORMS TO THE**
41 **CLUP OF THE LOCAL GOVERNMENT UNIT UNDER WHOSE**
42 **JURISDICTION THE PROJECT SITE IS PROPOSED TO BE LOCATED;**

43 **(KK) “RECEIVING LOCAL GOVERNMENT UNIT” REFERS TO**
44 **THE CITY OR MUNICIPALITY, OTHER THAN THE IMPLEMENTING**
45 **LOCAL GOVERNMENT UNIT, THAT HAS JURISDICTION OVER THE**

1 **AREA WHERE THE QUALIFIED ISFS ARE RELOCATING OR**
2 **RESETTLING;**

3 **(LL) “RESETTLEMENT ACTION PLAN (RAP)” REFERS TO**
4 **THE COMPREHENSIVE AND INTEGRATED PLAN PREPARED BY**
5 **THE IMPLEMENTING LOCAL GOVERNMENT UNIT OR THE**
6 **PROJECT PROPONENT AGENCY THROUGH THE LOCAL INTER-**
7 **AGENCY COMMITTEE, IN CONSULTATION WITH THE AFFECTED**
8 **FAMILIES AND BENEFICIARIES; AND**

9 **(MM) “SOCIAL PREPARATION” REFERS TO THE PROCESS OF**
10 **ESTABLISHING SOCIAL, ORGANIZATIONAL, AND INSTITUTIONAL**
11 **NORMS AND MECHANISMS.”**

12 **SEC. 2.** Section 22 of Republic Act No. 7279, is hereby amended to read as follows:

13 “SEC. 22. Livelihood Component. – To the extent feasible, socialized
14 housing and resettlement projects shall be located near areas where employment
15 opportunities are accessible. The government agencies dealing with the
16 **PROVISION OF SKILLS AND LIVELIHOOD TRAINING**, development of
17 livelihood programs, and grant of livelihood loans, **NAMELY: THE**
18 **DEPARTMENT OF LABOR AND EMPLOYMENT, THE DEPARTMENT**
19 **OF SOCIAL WELFARE AND DEVELOPMENT, THE DEPARTMENT OF**
20 **SCIENCE AND TECHNOLOGY, THE TECHNICAL EDUCATION AND**
21 **SKILLS DEVELOPMENT AUTHORITY, AND THE PHILIPPINE TRADE**
22 **TRAINING CENTER** shall give priority to the beneficiaries of the Program.”

23 **SEC. 3.** Section 23 of Republic Act No. 7279, is hereby amended to read as follows:

24 “SEC. 23. Participation of **PROGRAM** Beneficiaries **OR AFFECTED**
25 **ISFS, FORMATION OF BENEFICIARY-ASSOCIATION,**
26 **MAINSTREAMING SOCIAL PREPARATION, AND FORMULATION**
27 **AND IMPLEMENTATION OF A PEOPLE’S PLAN.** – The local government
28 units, in coordination with the Presidential Commission for the Urban Poor and
29 concerned government agencies, shall afford Program beneficiaries **OR**
30 **AFFECTED ISFS** or their duly designated representatives an opportunity to be
31 heard and to participate in the decision-making process over matters involving the
32 protection and promotion of their legitimate collective interests which shall
33 include appropriate documentation and feedback mechanisms. They shall also be
34 encouraged to organize themselves [and undertake self-help cooperative housing
35 and other livelihood activities] **INTO AN ASSOCIATION FOR**
36 **ACCREDITATION AS BENEFICIARIES OR AWARDEES OF**
37 **OWNERSHIP RIGHTS UNDER THE RESETTLEMENT PROGRAM,**
38 **COMMUNITY MORTGAGE PROGRAM, LAND TENURE ASSISTANCE**
39 **PROGRAM, AND OTHER SIMILAR PROGRAMS IN RELATION TO A**
40 **SOCIALIZED HOUSING PROJECT ACTUALLY BEING**
41 **IMPLEMENTED BY THE NATIONAL GOVERNMENT OR BY THE**
42 **LOCAL GOVERNMENT UNITS.** They shall assist the government in
43 preventing the incursions of professional squatters and members of squatting
44 syndicates into their communities.

1 In instances when the affected beneficiaries **OR ISFS** have failed to
2 organize themselves or form an [alliance] **ASSOCIATION** within a reasonable
3 period prior to the implementation of the program or projects affecting them,
4 consultation between the implementing **LOCAL GOVERNMENT UNIT OR**
5 agency and the affected [beneficiaries] **ISFS** shall be conducted with the
6 assistance of the Presidential Commission for the Urban Poor and the concerned
7 [nongovernment organization] **CSOS UNTIL AN ASSOCIATION IS**
8 **FORMED.**

9 **THE ASSOCIATION, IN CONSULTATION WITH THE**
10 **PRESIDENTIAL COMMISSION FOR THE URBAN POOR AND IN**
11 **COORDINATION WITH THE IMPLEMENTING LOCAL**
12 **GOVERNMENT UNIT SHALL, WITH OR WITHOUT THE SUPPORT OF**
13 **CSOS, FORMULATE A ‘PEOPLE’S PLAN’ WITHIN A REASONABLE**
14 **PERIOD OF SIX MONTHS TO ONE YEAR, WHICH SHALL INCLUDE**
15 **THE FOLLOWING COMPONENTS:**

16 **(A) COMMUNITY HEALTH, SANITATION, AND SECURITY**
17 **PLANS;**

18 **(B) NON-PHYSICAL DEVELOPMENT SUCH AS SELF-HELP**
19 **HOUSING COOPERATIVE, LIVELIHOOD, SELF-HELP**
20 **DEVELOPMENT, CAPABILITY BUILDING; AND**

21 **(C) A SYSTEM OF ALLOCATION OF SOCIALIZED HOUSING**
22 **UNITS THAT SHALL PROMOTE AND PROTECT THE WELFARE OF**
23 **THE ELDERLY, PERSONS WITH DISABILITY, AND CHILDREN AS**
24 **DEFINED IN SECTION 3(F) OF REPUBLIC ACT NO. 11201;**

25 **THE ASSOCIATION, WITH THE ASSISTANCE OF CSOS AND**
26 **CONCERNED GOVERNMENT AGENCIES, INCLUDING THE**
27 **NATIONAL ANTI POVERTY COMMISSION, PRESIDENTIAL**
28 **COMMISSION FOR THE URBAN POOR, NATIONAL HOUSING**
29 **AUTHORITY, CITY OR MUNICIPAL SOCIAL WELFARE AND**
30 **DEVELOPMENT OFFICE, SOCIAL HOUSING FINANCE**
31 **CORPORATION, AND LOCAL GOVERNMENT UNITS SHALL AGREE**
32 **ON, DEVELOP, AND IMPLEMENT THE PEOPLE’S PLAN.**

33 **IN ACCORDANCE WITH THE PROTECTION GUIDELINES**
34 **PROVIDED UNDER SECTION 28 OF THIS ACT, A RAP SHALL BE AN**
35 **INDISPENSABLE COMPONENT OF THE PEOPLE’S PLAN. THE RAP**
36 **SHALL ENUNCIATE THE FOLLOWING:**

37 **(A) A SAFE, AFFORDABLE, DECENT, AND HUMANE**
38 **CONDITION OF RELOCATION, INCORPORATING THEREIN**
39 **APPROPRIATE DISASTER RISK REDUCTION MANAGEMENT AND**
40 **CLIMATE CHANGE ADAPTATION STANDARDS;**

41 **(B) PROVISION OF ADEQUATE SOCIAL PREPARATION**
42 **WHICH SHALL ENABLE THE BENEFICIARIES TO COPE WITH**
43 **CHANGES AND ENCOURAGE THEM NOT ONLY TO WORK AMONG**

THEMSELVES FOR THE PURPOSE OF DRAWING UP AND UNDERTAKING THEIR HOUSING PROJECT PROPOSALS, BUT ALSO TO ACTIVELY AND MEANINGFULLY PARTICIPATE IN HOUSING PROJECTS UNDERTAKEN IN THEIR BEHALF, RESOLVING PROBLEMS AMONG COMMUNITY MEMBERS AND COORDINATION ISSUES WITH GOVERNMENT AND OTHER ENTITIES; AND

(C) PREVENTION OF FORCED EVICTION: *PROVIDED*, THAT PRIMARY CONSIDERATION SHALL BE GIVEN TO THE HOUSING FINANCIAL SCHEME SUGGESTED IN THE PEOPLE’S PLAN.”

SEC. 4. Section 26 of Republic Act No. 7279, is hereby amended to read as follows:

“SEC. 26. Urban Renewal and Resettlement. – [This] **URBAN RENEWAL AND RESETTLEMENT** shall include the rehabilitation and development of blighted and slum areas and the resettlement of Program beneficiaries **OR AFFECTED ISFS** in accordance with the provisions of this Act. On-site development shall be implemented [whenever possible] **AFTER THE CONDUCT OF ADEQUATE AND GENUINE CONSULTATION WITH THE AFFECTED ISFS, AND IN ACCORDANCE WITH THE PEOPLE’S PLAN FORMULATED PURSUANT TO SECTION 23 OF THIS ACT**, in order to ensure minimum movement of occupants of blighted lands and slum areas.

[The] **WHERE DEMOLITION OR EVICTION IS ALLOWED IN THE AREA OCCUPIED BY THE PROGRAM BENEFICIARIES OR AFFECTED ISFS AND ON-SITE RESETTLEMENT CANNOT BE UNDERTAKEN BY REASON THEREOF, THE IN-CITY** resettlement of the beneficiaries of the Program **OR OF AFFECTED ISFS** from their existing places of occupancy shall be undertaken only [when on-site development is not feasible and] after compliance with the procedures [laid down in] **PURSUANT TO** Section 28 of this Act **AND IN ACCORDANCE WITH THE PREFERENCE OF THE AFFECTED ISFS AS CONTAINED IN THE PEOPLE’S PLAN.**

SHOULD IN-CITY RESETTLEMENT NOT BE FEASIBLE, NEAR-CITY RESETTLEMENT SHALL BE CONSIDERED. OFF-CITY RESETTLEMENT SHALL ONLY BE RESORTED TO WHEN NEAR-CITY RESETTLEMENT IS NOT FEASIBLE, AND MUST SATISFY THE REQUIREMENTS OF ADEQUATE AND RESPONSIVE CONSULTATION PRIOR TO RELOCATION, WHICH SHALL REQUIRE THE FOLLOWING:

(A) **EFFECTIVE DISSEMINATION OF RELEVANT INFORMATION AND DOCUMENTS INCLUDING LAND RECORDS, THE PROPOSED PLAN OR PROJECT, ALTERNATIVE HOUSING OPTIONS, AND COMPREHENSIVE RESETTLEMENT PLANS;**

(B) **REASONABLE TIME FOR THE PUBLIC TO REVIEW AND COMMENT ON THE PROPOSED PLAN OR PROJECT;**

1 (C) PROVISION BY THE GOVERNMENT OR
2 NONGOVERNMENT ORGANIZATIONS OF LEGAL, TECHNICAL,
3 AND OTHER ADVICE TO AFFECTED ISFS ON THEIR RIGHTS AND
4 OPTIONS;

5 (D) THE CONDUCT OF PUBLIC HEARINGS THAT SHALL
6 PROVIDE AFFECTED ISFS, ADVOCATES, AND THE PUBLIC, WITH
7 OPPORTUNITIES TO COMMENT ON THE PROPOSED
8 RESETTLEMENT ACTION PLAN, OR PRESENT ALTERNATIVE
9 PROPOSALS AND ARTICULATE THEIR DEMANDS AND
10 RESETTLEMENT PRIORITIES;

11 (E) PARTICIPATION IN LOCAL OR PROJECT INTER-AGENCY
12 COMMITTEES, OR ANY OTHER MULTI-SECTORAL MECHANISMS,
13 FORMED BY IMPLEMENTING AGENCIES FOR THE PURPOSE OF
14 COORDINATION REGARDING RESETTLEMENT OF AFFECTED
15 ISFS; AND

16 (F) MEDIATION, ARBITRATION, OR ADJUDICATION BY AN
17 INDEPENDENT BODY VESTED WITH CONSTITUTIONAL
18 AUTHORITY SUCH AS A COURT OF LAW, AS MAY BE APPROPRIATE,
19 IN CASE NO AGREEMENT IS REACHED ON THE PROPOSALS OF
20 THE CONCERNED PARTIES, EXCEPT WHEN THE RESETTLEMENT
21 IS DUE TO EVICTION OR DEMOLITION IN AREAS COVERED
22 UNDER SECTION 28 (A) AND (B).”

23 SEC. 5. Section 29 of Republic Act No. 7279, is hereby amended to read as follows:

24 “SEC. 29. Resettlement. – THE IMPLEMENTING LOCAL
25 GOVERNMENT UNITS, JOINTLY WITH THE DEPARTMENT OF
26 HUMAN SETTLEMENTS AND URBAN DEVELOPMENT AND THE
27 APPROPRIATE KEY SHELTER AGENCIES, SHALL BE CHARGED
28 WITH THE PRIMARY RESPONSIBILITY OF:

29 (A) CRAFTING THE RESETTLEMENT ACTION PLAN WHICH
30 SHALL, IN THE CASE OF NEAR-CITY OR OFF-CITY RELOCATION,
31 BE CONCURRED WITH BY THE RECEIVING LOCAL GOVERNMENT
32 UNIT, AND IN ALL CASES SHALL:

33 (1) SPECIFY DETAILS ON THE IMPLEMENTATION OF
34 RELOCATION;

35 (2) INCLUDE OR PRIORITIZE AS FIRST RECOURSE, TO THE
36 EXTENT FEASIBLE, AND IN DESCENDING ORDER, ON-SITE, IN-
37 CITY, NEAR-CITY, AND OFF-CITY OPTIONS; AND

38 (3) INCLUDE THE BASIC SERVICES AND FACILITIES
39 RELATIVE TO THE HEALTH, EDUCATION, COMMUNICATION,
40 SECURITY, RECREATION, RELIEF AND WELFARE, LIVELIHOOD,
41 AND TRANSPORTATION NEEDS OF THE RELOCATEES

1 **(B) IMPLEMENTING THE RESETTLEMENT OF AFFECTED**
2 **ISFS IN THEIR RESPECTIVE LOCALITIES** [Within two (2) years from the
3 effectivity of this Act, the local government units, in coordination with the
4 National Housing Authority, shall implement] **AND** the relocation and
5 resettlement of [persons] **ISFS** living in danger areas such as esteros, railroad
6 tracks, garbage dumps, riverbanks, shorelines, waterways, and in other public
7 places such as sidewalks, roads, parks, and playgrounds[. The local government
8 unit, in coordination with the National Housing Authority, shall provide]; **AND**

9 **(C) PROVIDING** relocation or resettlement sites with basic services and
10 facilities and access to employment and livelihood opportunities sufficient to meet
11 the basic needs of the affected [families] **ISFS. FOR THIS PURPOSE, THE**
12 **LOCAL GOVERNMENT UNIT MAY PURCHASE LANDS OUTSIDE ITS**
13 **JURISDICTION TAKING INTO CONSIDERATION ITS FEASIBILITY,**
14 **VIABILITY, BUDGETARY CONCERNS, ZONING ORDINANCES, AND**
15 **OTHER RELEVANT LAWS.**

16 **WHERE THE LAND OCCUPIED BY THE ISFS IS PRIVATELY-**
17 **OWNED, THE LOCAL GOVERNMENT UNIT SHALL, IN**
18 **COORDINATION WITH THE APPROPRIATE KEY SHELTER**
19 **AGENCIES, NEGOTIATE WITH THE OWNER FOR THE PURCHASE**
20 **OF THE OCCUPIED PROPERTY. SHOULD THE NEGOTIATION FAIL,**
21 **THE LOCAL GOVERNMENT UNIT MAY RESORT TO**
22 **EXPROPRIATION: PROVIDED, THAT ITS EXERCISE SHOULD BE IN**
23 **ACCORDANCE WITH EXPROPRIATION LAWS, RULES,**
24 **REGULATIONS, AND PROCEDURES AND IN CONFORMITY TO**
25 **EXISTING PROGRAMS, AND POLICIES OF THE NATIONAL**
26 **GOVERNMENT AND LOCAL GOVERNMENT UNITS TAKING INTO**
27 **CONSIDERATION ITS FEASIBILITY, VIABILITY, BUDGETARY**
28 **CONCERNS, ZONING ORDINANCES, AND OTHER RELEVANT LAWS.**

29 **IN INSTANCES WHEN THE RELOCATION OR**
30 **RESETTLEMENT SITE IS LOCATED IN ANOTHER LOCAL**
31 **GOVERNMENT UNIT, THE IMPLEMENTING LOCAL GOVERNMENT**
32 **UNIT AND THE CONCERNED NATIONAL GOVERNMENT AGENCIES**
33 **SHALL, THROUGH A MEMORANDUM OF AGREEMENT, PROVIDE**
34 **THE RECEIVING LOCAL GOVERNMENT UNIT WHERE THE**
35 **RELOCATION OR RESETTLEMENT SITE IS LOCATED, THE OTHER**
36 **BASIC SERVICES AND FACILITIES ENUMERATED UNDER SECTION**
37 **21 OF THIS ACT, INCLUDING A LIVELIHOOD COMPONENT FOR**
38 **THE BENEFICIARIES BEING RELOCATED.**

39 **THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN**
40 **DEVELOPMENT AND THE DEPARTMENT OF FINANCE – BUREAU**
41 **OF LOCAL GOVERNMENT FINANCE SHALL FORMULATE THE**
42 **IMPLEMENTING RULES AND REGULATIONS ON THE COST-**
43 **SHARING MECHANISM NECESSARY TO FULLY IMPLEMENT THE**
44 **PROVISION OF SUCH OTHER BASIC SERVICES AND FACILITIES.**

45 **IN ADDITION TO THE FUNDING SOURCES PROVIDED UNDER**
46 **SECTION 42 OF THIS ACT, THE ALLOCATION FOR THE BASIC**

1 SERVICES AND FACILITIES MAY BE SOURCED BY THE LOCAL
2 GOVERNMENT UNIT IMPLEMENTING THE RELOCATION OR
3 RESETTLEMENT FROM THE TWENTY PERCENT (20%) OF THE
4 INTERNAL REVENUE ALLOTMENT APPROPRIATED FOR
5 DEVELOPMENT PROJECTS AS MANDATED UNDER SECTION 287 OF
6 REPUBLIC ACT NO. 7160, OTHERWISE KNOWN AS THE 'LOCAL
7 GOVERNMENT CODE OF 1991' .”

8 **SEC. 6. *Implementing Rules and Regulations.*** – The Department of Human
9 Settlements and Urban Development and the Department of the Interior and Local Government
10 shall, in consultation with appropriate government agencies, CSOs, NGOs, representatives
11 from the private sector, and ISFs, promulgate a new set of implementing rules and regulations
12 (IRR) within sixty (60) days from the effectivity of this Act. The IRR shall include the
13 following:

14 (a) A template of a People’s Plan that shall set the minimum standards and guide ISFs
15 in the preparation of their own People’s Plan; and

16 (b) A guide to the effective implementation of the People’s Plan, including details on
17 the necessity of the issuance of internal memoranda by concerned agencies.

18 **SEC. 7. *Separability Clause.*** – If, for any reason, any part, section or provision of this
19 Act is held invalid or unconstitutional, the remaining provisions not affected thereby shall
20 continue to be in full force and effect.

21 **SEC. 8. *Repealing Clause.*** – All laws, decrees, executive orders, proclamations, rules
22 and regulations, and other issuances, or parts thereof which are inconsistent with the provisions
23 of this Act are hereby repealed, amended or modified accordingly.

24 **SEC. 9. *Effectivity.*** – This Act shall take effect fifteen (15) days after its publication in
25 the *Official Gazette* or in a newspaper of general circulation.

26 Approved.

FACT SHEET

House Bill No. **6278**

(In substitution of House Bills Numbered 715, 769, 1743, 2122, 2566, 2976, 3353, and 3359)

AN ACT

ESTABLISHING AN ON-SITE, IN-CITY, NEAR-CITY, OR OFF- CITY LOCAL GOVERNMENT RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

Introduced by **REPRESENTATIVES JAVIER MIGUEL LOPEZ BENITEZ, MA. VICTORIA CO-PILAR, BRIAN POE, ELISA "OLGA" T. KHO, ANTONIO T. KHO, RALPH WENDEL P. TULFO, JOCELYN P. TULFO, YEDDA MARIE K. ROMUALDEZ, ANDREW JULIAN K. ROMUALDEZ, JUDE A. ACIDRE, PATRICK MICHAEL D. VARGAS, LEILA M. DE LIMA, HOWARD A. GUINTU, KENNETH T. GATCHALIAN, JAN "ATTY. JP" DL. PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO C. TERENG, HENRY "INDY" F. OAMINAL, JR., ANTOLIN A. ORETA III, IRENE G. LABADLABAD, GERALD CLOYD ALEXIS V. GALANG, ANTONIO A. FERRER, ELIJAH RUMBAOA SAN FERNANDO, LANI MERCADO-REVILLA, TERRY L. RIDON, NATHANIEL M. ODUcado, ROY M. GONZALES, SONNY "SL" L. LAGON, STEVE CHIONGBIAN SOLON AND ROY M. LOYOLA**

*Committee Referral: **COMMITTEE ON HOUSING AND URBAN DEVELOPMENT***

*Committee Chairperson: **REPRESENTATIVE MA. VICTORIA CO-PILAR***

OBJECTIVES:

- To improve informal settlements from being areas of abject poverty, social exclusion, unsafe housing, and underdevelopment into communities with enhanced physical living conditions and improved quality of life which are fully integrated into a local government unit's physical and socioeconomic fabric and urban governance systems
- To ensure the sustainability and viability of resettlement projects for informal settler families (ISFs)
- To empower ISFs by making them active partners of the government in the planning and management of their own resettlement to ensure that the plans thereon reflect and uphold their shelter needs and aspirations

KEY PROVISIONS:

- Establishes an On-Site, In-City, Near-City, or Off-City Resettlement Program for ISFs which is primarily led by the pertinent local government unit (LGU) but implemented jointly with the Department of Human Settlements and Urban Development
- Identifies the government agencies that shall deal with the provision of skills and livelihood training, development of livelihood program, and prioritization of the grant of livelihood loans to the beneficiaries of the Program
- Mandates LGUs to encourage an ISF that is affected by a resettlement/relocation program to organize itself into a beneficiary association for accreditation as

beneficiaries or awardees of ownership rights

- Mandates each accredited ISF association to formulate a 'People's Plan' in consultation with the Presidential Commission for the Urban Poor and in coordination with the implementing LGU which shall include a Relocation Action Plan, with the assistance of civil society organizations and concerned government agencies
- Stipulates the circumstances when in-city, near-city, or off-city resettlement shall be considered the better option to on-site resettlement
- Provides ISFs with access to basic services and employment opportunities in case on-site resettlement cannot be undertaken
- Confers on the LGU, together with the Department of Human Settlements and Urban Development and concerned key shelter agencies, the primary responsibility of implementing resettlement in its respective locality
- Allows the LGU to purchase land outside its jurisdiction for resettlement purposes
- Mandates the LGU to negotiate with private landowners for the purchase of the land being occupied by the ISFs and to resort to expropriation should negotiations fail
- Directs the implementing LGU and the concerned government agencies to provide such other basic services and facilities, including a livelihood program that are necessary to ensure the well-being of the beneficiaries being relocated. This shall be specified in a memorandum of agreement with the recipient local government unit where the resettlement site is located

RELATED LAWS:

- Republic Act No. 7160 – Local Government Code of 1991, as amended
- Republic Act No. 7279 – Urban Development and Housing Act of 1992, as amended
- Republic Act No. 8424 – National Internal Revenue Code of 1997, as amended
- Republic Act No. 8425 – Social Reform and Poverty Alleviation Act
- Republic Act No. 11201 – Department of Human Settlements and Urban Development Act