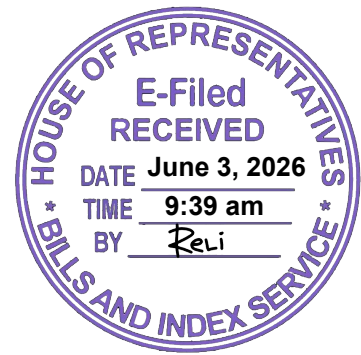




COMMITTEE REPORT NO. 440

Submitted by the Committees on Housing and Urban Development and Ways and Means on **June 3, 2026**

Re: House Bill No. **9697**

Recommending its approval in substitution of House Bills Numbered 1268, 2278, 2333, and 8303.

Sponsors: Representatives Ma. Victoria Co-Pilar, Atty. Miro S. Quimbo, Roy M. Loyola, Lani Mercado-Revilla, and Eric L. Olivarez.

Mr. Speaker:

The Committees on Housing and Urban Development and Ways and Means, to which were referred House Bill No. 1268, introduced by Rep. Roy M. Loyola, entitled:

“AN ACT AMENDING SECTION 18 OF THE URBAN DEVELOPMENT AND HOUSING ACT OF 1992, AS AMENDED BY REPUBLIC ACT NO. 10884 OTHERWISE KNOWN AS THE BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS BY STRENGTHENING THE SOCIALIZED HOUSING PROJECTS OF THE LOCAL GOVERNMENT UNITS, AND FOR OTHER PURPOSES”

House Bill No. 2278, introduced by Rep. Ma. Victoria Co-Pilar, entitled:

“AN ACT IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

House Bill No. 2333, introduced by Reps. Lani Mercado-Revilla, Bryan B. Revilla, and Ramon Jolo B. Revilla III, entitled:

“AN ACT IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS

THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

and House Bill No. 8303, introduced by Rep. Eric L. Olivarez, entitled:

“AN ACT IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

have considered the same and recommend that the attached House Bill No. 9697, entitled:

“AN ACT IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

be approved in substitution of House Bills Numbered 1268, 2278, 2333, and 8303 with Representatives Roy M. Loyola, Ma. Victoria Co-Pilar, Lani Mercado-Revilla, Bryan B. Revilla, Ramon Jolo B. Revilla III, Eric L. Olivarez, Leila M. De Lima, Howard A. Guintu, Jan “Atty. JP” Padiernos, Roman T. Romulo, Kenneth Paolo 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, Terry L. Ridon, Nathaniel M. Oducado, Roy M. Gonzales, Sonny “SL” L. Lagon, Steve Chiongbian Solon, John Tracy F. Cagas, Ronaldo V. Puno, Edwin L. Gardiola, Atty. Miro S. Quimbo, Ernesto M. Dionisio, Jr., Eleandro Jesus F. Madrona, Rolando M. Valeriano, Atty. Jennifer “Karen” A. Lagbas, Renee Louise M. Co, Roger Gaviola Mercado, Munir N. Arbison, Jr., Ferdinand “B1” L. Beltran, Sarah Jane I. Elago, Sergio C. Dagooc, Maria Cristina C. Angeles, Zaldy S. Villa, Rufus B. Rodriguez, Amado Carlos A. Bolilia IV, Mark Anthony Santos, Kenneth T. Gatchalian, Walfredo “Arman” R. Dimaguila, Jr. and Audrey Kay T. Zubiri as authors thereof.

Respectfully submitted,



ATTY. MIRO S. QUIMBO
Chairperson
Committee on Ways and Means



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

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 9697

(In substitution of House Bills Numbered 1268, 2278, 2333, and 8303)

Introduced by Representatives **ROY M. LOYOLA, MA. VICTORIA CO-PILAR, LANI MERCADO-REVILLA, BRYAN B. REVILLA, RAMON JOLO B. REVILLA III, ERIC L. OLIVAREZ, LEILA M. DE LIMA, HOWARD A. GUINTU, JAN “ATTY. JP” PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO 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, TERRY L. RIDON, NATHANIEL M. ODUCAO, ROY M. GONZALES, SONNY “SL” L. LAGON, STEVE CHIONGBIAN SOLON, JOHN TRACY F. CAGAS, RONALDO V. PUNO, EDWIN L. GARDIOLA, ATTY. MIRO S. QUIMBO, ERNESTO M. DIONISIO, JR., ELEANDRO JESUS F. MADRONA, ROLANDO M. VALERIANO, ATTY. JENNIFER “KAREN” A. LAGBAS, RENEE LOUISE M. CO, ROGER GAVIOLA MERCADO, MUNIR N. ARBISON, JR., FERDINAND “B1” L. BELTRAN, SARAH JANE I. ELAGO, SERGIO C. DAGOOC, MARIA CRISTINA C. ANGELES, ZALDY S. VILLA, RUFUS B. RODRIGUEZ, AMADO CARLOS A. BOLILIA IV, MARK ANTHONY SANTOS, KENNETH T. GATCHALIAN, WALFREDO “ARMAN” R. DIMAGUILA, JR. AND AUDREY KAY T. ZUBIRI**

AN ACT

IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

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

1 **SECTION 1.** Section 10 of Republic Act No. 7279, as amended, otherwise known as the
2 “Urban Development and Housing Act of 1992”, is hereby further amended to read as
3 follows:

4
5 **“SEC. 10. Modes of Land Acquisition.** - The modes of acquiring lands **AND**
6 **CREATION OF SOCIALIZED HOUSING PROGRAMS AND PROJECTS** for
7 purposes of this Act shall include, among others, community mortgage, land

1 swapping, land assembly or consolidation, land banking, donation to the
2 government, joint-venture agreement, negotiated purchase, **DIRECT**
3 **PURCHASE, UNSOLICITED PROPOSALS AS PROVIDED UNDER**
4 **SECTION 10 OF REPUBLIC ACT NO. 11966, OTHERWISE KNOWN AS**
5 **THE “PUBLIC-PRIVATE PARTNERSHIP (PPP) CODE OF THE**
6 **PHILIPPINES”**, and expropriation: *Provided, however,* That expropriation
7 shall be resorted to only when other modes of acquisition have been
8 exhausted: *Provided, further,* That where expropriation is resorted to, parcels
9 of land owned by small property owners shall be exempted for purposes of
10 this Act: *Provided, finally,* That abandoned property, as herein defined, shall
11 be reverted and escheated to the State in a proceeding analogous to the
12 procedure laid down in Rule 91 of the Rules of Court.

13
14 For the purpose of socialized housing, government – owned and foreclosed
15 properties shall be acquired by the local government units, or by the [National
16 Housing Authority primary] **DEPARTMENT OF HUMAN SETTLEMENTS**
17 **AND URBAN DEVELOPMENT (DHSUD), ITS ATTACHED AGENCIES,**
18 **AND OTHER HOUSING INSTRUMENTALITIES OF THE NATIONAL**
19 **GOVERNMENT PRIMARILY** through negotiated purchase. **FORFEITED**
20 **LANDS AND PROPERTIES ACQUIRED THROUGH DELINQUENCY OF**
21 **REAL PROPERTY TAX PAYMENTS SHALL BE AUTOMATICALLY**
22 **PRIORITIZED FOR SOCIALIZED HOUSING SITES UNLESS**
23 **AUTHORIZED BY THE LOCAL SANGGUNIAN TO BE USED FOR OTHER**
24 **PURPOSES IN ACCORDANCE WITH A ZONING ORDINANCE AS**
25 **MANDATED BY THEIR RESPECTIVE COMPREHENSIVE LAND USE**
26 **PLAN AND SHELTER PLAN:** *Provided,* That qualified beneficiaries who are
27 actual occupants of the land shall be given the right of first refusal.”
28

29 **SEC. 2.** Section 18 of Republic Act No. 7279, as amended, is hereby further amended to
30 read as follows:
31

32 **"SEC. 18. *Balanced Housing Development.*** – The Program shall include a
33 system to be specified in the Framework plan whereby owners [and/] or
34 developers of proposed [subdivision and condominium projects] **HOUSING**
35 **DEVELOPMENT PROJECTS** shall be required to develop an area for
36 socialized housing equivalent to at least fifteen percent (15%) of the [total
37 subdivision area or total subdivision project cost] **TOTAL PROJECT AREA**
38 **OR COST FOR SUBDIVISIONS OR VILLAGES** and at least five percent
39 (5%) of condominium **OR VERTICAL HOUSING** area or project cost, at the
40 option of the developer, **ALL OF WHICH SHALL BE UNDERTAKEN IN THE**
41 **PROJECT SITE OR WITHIN THE CITY, OR MUNICIPALITY WHERE THE**
42 **DEVELOPMENT IS SITUATED,** in accordance with the standards as
43 provided by law.[: *Provided,* That proposed socialized subdivision projects
44 and proposed socialized condominium projects shall be exempt from this
45 requirement.] For this purpose, the [Housing and Urban Development
46 Coordinating Council] **DHSUD** and the [National Economic and Development

Authority] **DEPARTMENT OF ECONOMY, PLANNING, AND DEVELOPMENT, WITH THE RECOMMENDATION OF THE LOCAL GOVERNMENT UNIT WHERE THE PROJECT IS LOCATED**, shall jointly determine and set separate socialized housing price ceilings for socialized [subdivision and socialized condominium] **HOUSING** projects which shall be mandatorily reviewed or revised every [two (2)] **THREE (3)** years. The balanced housing development as herein required may also be complied with by the owners [and/] or developers concerned, **OR BOTH AS THE CASE MAY BE**, in any of the following manner:

- (a) Development of socialized housing in a new settlement **WITH FOCUS ON THE FOLLOWING BENEFICIARIES: 1. INFORMAL SETTLER FAMILIES (ISFS) AS DEFINED BY REPUBLIC ACT NO. 11201; 2. UNDERPRIVILEGED AND HOMELESS CITIZENS, AS DEFINED IN SECTION 3(t) OF THIS ACT; AND 3. THOSE WHO ARE LIVING IN AREAS WHICH WILL BE AFFECTED BY MAJOR INFRASTRUCTURE PROJECTS;**
- (b) Joint-venture projects for socialized housing with either the local government units or any of the housing agencies or with another private developer, or with a nongovernmental organization engaged in the provision of socialized housing and duly accredited by the [Housing and Land Use Regulatory Board] **DHSUD AND ITS ATTACHED AGENCIES**, but if the developer has failed to complete the development of the project, the owner [and/] or developer of the [main subdivision or condominium] project, **OR BOTH AS THE CASE MAY BE**, shall be solidarily liable only to the extent of compliance to the balanced housing requirement regardless of the provisions of their joint venture agreement; [or]
- (c) Participation in a new project under the community mortgage program **WITH FOCUS ON THE FOLLOWING BENEFICIARIES: 1. ISFS AS DEFINED BY REPUBLIC ACT NO. 11201; 2. UNDERPRIVILEGED AND HOMELESS CITIZENS, AS DEFINED IN SECTION 3(t) OF THIS ACT; AND 3. THOSE WHO ARE LIVING IN AREAS WHICH WILL BE AFFECTED BY MAJOR INFRASTRUCTURE PROJECTS[.]; OR**
- (D) **PAYMENT TO THE CITY OR MUNICIPAL GOVERNMENT WHERE THE PROJECT IS LOCATED, EQUIVALENT TO AT LEAST TWENTY-FIVE PERCENT (25%) OF THE REQUIRED COMPLIANCE VALUE—FIFTEEN PERCENT (15%) OF THE TOTAL PROJECT COST FOR SUBDIVISIONS OR VILLAGES, AND FIVE PERCENT (5%) OF THE TOTAL PROJECT COST FOR CONDOMINIUM OR VERTICAL HOUSING PROJECTS—SHALL BE USED EXCLUSIVELY FOR THE CONCERNED LOCAL GOVERNMENT UNIT’S SOCIALIZED HOUSING PROGRAMS AND THEIR**

1 COMPONENTS: *PROVIDED*, THAT IF THE CONCERNED LOCAL
2 GOVERNMENT UNIT WHERE THE PROJECT IS LOCATED DOES
3 NOT HAVE ANY LAND AVAILABLE FOR THE PURPOSE, THE
4 COMPLIANCE PROJECT SHALL BE OFFERED, TO A NEAR CITY
5 OR OFF-CITY LOCAL GOVERNMENT UNIT: *PROVIDED, FURTHER*,
6 THAT IN CASES WHERE THE CONCERNED LOCAL GOVERNMENT
7 UNIT HAS ITS OWN SOCIALIZED HOUSING PROGRAM,
8 COMPLIANCE WITH WHICH IS REQUIRED OF THE DEVELOPER
9 OR OWNER OF A SUBDIVISION OR CONDOMINIUM PROJECT
10 PURSUANT TO LOCAL ORDINANCES OR RESOLUTIONS, AND
11 THE COST THEREOF EXCEEDS THE AMOUNT PRESCRIBED IN
12 THE PRECEDING PARAGRAPH, THE DEVELOPER OR OWNER
13 SHALL BE DEEMED COMPLIANT WITH THIS ACT. ANY EXCESS
14 AMOUNT INCURRED MAY BE CREDITED IN FAVOR OF THE
15 CONCERNED DEVELOPER OR OWNER FOR FUTURE PROJECTS:
16 *PROVIDED, FINALLY*, THAT THE CONCERNED LOCAL
17 GOVERNMENT UNIT SHALL SUBMIT TO THE DHSUD A
18 LIQUIDATION REPORT ON THE AMOUNTS RECEIVED FOR
19 PROPER AUDITING AND ACCOUNTING PURPOSES.
20

21 FOR THIS PURPOSE, THE CONCERNED LOCAL GOVERNMENT
22 UNIT SHALL HAVE A TWO-YEAR EXCLUSIVE RIGHT TO UTILIZE
23 THE AMOUNT PROVIDED BY THE DEVELOPERS FOR ITS OWN
24 SOCIALIZED HOUSING PROGRAMS. THE LOCAL GOVERNMENT
25 UNIT'S TWO-YEAR EXCLUSIVE RIGHT SHALL COMMENCE ONCE
26 THE FUNDS HAVE BEEN DOWNLOADED TO THE CONCERNED
27 LOCAL GOVERNMENT UNIT. IN THE EVENT OF NATURAL
28 DISASTERS, CALAMITIES, CRISES, AND OTHER FORTUITOUS
29 EVENTS THAT ARE BEYOND THE CONTROL OF THE
30 CONCERNED LOCAL GOVERNMENT UNIT, THE TWO-YEAR
31 EXCLUSIVE PERIOD SHALL BE EXTENDED TO COVER SUCH
32 PERIOD OF CONTINGENCY. FAILURE OF THE CONCERNED
33 LOCAL GOVERNMENT UNIT TO UTILIZE THE AMOUNT FOR ITS
34 OWN SOCIALIZED HOUSING PROGRAMS WITHIN THE
35 PRESCRIBED PERIOD SHALL RESULT IN FORFEITURE OF THE
36 EXCLUSIVE RIGHT.
37

38 ALL LOCAL GOVERNMENT UNITS THAT HAVE EXISTING
39 HOUSING PROGRAMS AND ARE HOLDING ANY AMOUNT
40 PROVIDED BY DEVELOPERS IN COMPLIANCE WITH SECTIONS
41 18 AND 20 OF REPUBLIC ACT NO. 7279, AS AMENDED BY
42 REPUBLIC ACT NO. 10884, PRIOR TO THE EFFECTIVITY OF THIS
43 ACT SHALL ALSO ENJOY THE FOREGOING TWO-YEAR
44 EXCLUSIVE RIGHT.
45

1 The [Housing and Land Use Regulatory Board] **DHSUD** is hereby mandated
2 to submit to Congress an annual report on the compliance hereof by the
3 owners [and/] or developers of [subdivision and condominium] **HOUSING**
4 projects.

5
6 Any person violating any provision of this section shall be imposed a fine of
7 not less than [five hundred thousand pesos (P500,000.00)] **ONE MILLION**
8 **PESOS (P 1,000,000.00)**, for the first offense; suspension of license to do
9 business for a period of [three (3) to six (6) months] **SIX (6) MONTHS TO**
10 **ONE (1) YEAR** and a fine of not less than [five hundred thousand pesos (P

11 500,000.00)] **ONE MILLION PESOS (P 1,000,000.00)**, for the second
12 offense; and cancellation of license to do business for the third offense **AND**
13 **A FINE OF NOT LESS THAN FIVE MILLION PESOS (P 5,000,000.00). ALL**
14 **FINES AND PENALTIES COLLECTED UNDER THIS ACT SHALL BE**
15 **UTILIZED FOR THE DEVELOPMENT OF SOCIALIZED HOUSING**
16 **PROGRAMS IN THE LOCALITY WHERE THE PROJECT IS LOCATED.”**
17

18 **SEC. 3.** Section 20 of Republic Act No. 7279, as amended, is hereby further amended to
19 read as follows:
20

21 **“SEC. 20. Incentives for Private Sector Participating in Socialized**
22 **Housing.** – To encourage greater private sector participation in socialized
23 housing and further reduce the cost of housing units for the benefit of the
24 underprivileged and homeless, the following incentives shall be extended to
25 the private sector:
26

- 27 (a) Reduction and simplification of qualification and accreditation
28 requirements for participating private developers;
29
- 30 (b) Creation of one-stop **SHOP** offices in the different regions,
31 **PARTICULARLY IN HIGHLY URBANIZED CITIES** of the country, for the
32 processing, approval, and issuance of clearances, permits, and licenses:
33 *Provided*, That clearances, permits, and licenses shall be issued within
34 ninety (90) days from the date of submission of all requirements by the
35 participating private developers.
36

37 **IN GOVERNMENT INITIATED SOCIALIZED HOUSING PROJECTS,**
38 **ONCE THE DEVELOPER HAS BEEN ISSUED WITH A NOTICE TO**
39 **PROCEED, THE LOCAL GOVERNMENT UNIT WHERE THE**
40 **PROJECT IS LOCATED SHALL CAUSE THE ISSUANCE OF A**
41 **BUILDING PERMIT. LIKEWISE, ONCE THE REQUIREMENTS OF THE**
42 **PROJECT HAVE BEEN COMPLIED WITH AND THE DEVELOPER**
43 **HAS BEEN ISSUED WITH A CERTIFICATE OF ACCEPTANCE BY THE**
44 **PROJECT PROPONENT, THE LOCAL GOVERNMENT UNIT SHALL**
45 **CAUSE THE ISSUANCE OF A CERTIFICATE OF ACCEPTANCE;**
46

1 (c) Simplification of financing procedures **UPON WHICH THE DHSUD AND**
2 **ITS ATTACHED AGENCIES, TOGETHER WITH THE LOCAL**
3 **GOVERNMENT UNITS, MAY AGREE ON JOINT VENTURES;** and

4
5 (d) Exemption from the payment of the following:

6
7 (1) Project-related income taxes;

8
9 (2) Capital gains tax on [raw] lands [used for the project] **DULY**
10 **DESIGNATED FOR SOCIALIZED HOUSING;**

11
12 (3) Value-added tax for the project contractor concerned;

13
14 (4) Transfer tax [for both raw] **ON** completed projects **WITH ISSUED**
15 **CERTIFICATE OF ACCEPTANCE;** [and]

16
17 (5) **DOCUMENTARY STAMP TAXES FOR ALL PROJECT-RELATED**
18 **DOCUMENTS; AND**

19
20 (6) Donor's tax [for] **ON** lands certified by the local government units to
21 have been donated for socialized housing purposes.

22
23 *"Provided, That a socialized housing certification issued by the [Housing*
24 *and Land Use Regulatory Board] **DHSUD AND ITS ATTACHED***
25 ***AGENCIES, OR A RESOLUTION BY THE SANGGUNIANG***
26 ***PANLUNGSOD OR SANGGUNIANG BAYAN THAT DESIGNATES OR***
27 ***DEEMS AN AREA AS A SOCIALIZED HOUSING PROJECT OR AREA,***
28 *shall be sufficient for the purpose of availment of tax exemption:*
29 *Provided, further, That upon application for exemption, a lien on the title*
30 *of the land shall be annotated by the Register of Deeds: *Provided,**
31 **furthermore,* That the socialized housing development plan has already*
32 *been approved by the appropriate government agencies concerned:*
33 *Provided, finally, That all the savings realized by virtue of this provision*
34 *shall accrue in favor of the beneficiaries subject to the implementing*
35 *guidelines to be issued by the [Housing and Urban Development*
36 *Coordinating Council] **DHSUD AND ITS ATTACHED AGENCIES."***

37
38 **SEC. 4.** Within ninety (90) days from the effectivity of this Act, the DHSUD shall
39 promulgate a new set of implementing rules and regulations for the amended sections,
40 consistent with the parameters and standards set forth in the said sections.
41 Nongovernment organizations and people's organizations involved in housing rights and
42 urban poor advocacy, as well as the private sector shall be consulted in the process of
43 drafting these implementing rules and regulations.

44
45 **SEC. 5.** The DHSUD shall submit an evaluation and accomplishment report to
46 Congress every two (2) years after the effectivity of this Act.

1
2 **SEC. 6.** If any portion or provision of this Act is held unconstitutional or invalid, the
3 remaining provisions not affected thereby shall continue to be in full force and effect.
4

5 **SEC. 7.** All laws, executive orders, proclamations, rules, regulations and other
6 issuances or parts thereof which are inconsistent with the provisions of this Act are hereby
7 repealed, amended or modified accordingly.
8

9 **SEC. 8.** This Act shall take effect fifteen (15) days after its publication in the *Official*
10 *Gazette* or in a newspaper of general circulation.
11

12 Approved,

FACT SHEET

HOUSE BILL NO. 9697

(In substitution of House Bills Numbered 1268, 2278, 2333, and 8303)

AN ACT

IMPROVING THE DELIVERY OF SOCIALIZED HOUSING PROGRAMS, AMENDING FOR THE PURPOSE SECTIONS 10, 18, AND 20 OF REPUBLIC ACT NO. 7279, OTHERWISE KNOWN AS THE “URBAN DEVELOPMENT AND HOUSING ACT OF 1992”, AS AMENDED BY REPUBLIC ACT NO. 10884, OTHERWISE KNOWN AS THE “BALANCED HOUSING DEVELOPMENT PROGRAM AMENDMENTS”

Introduced by Representatives **ROY M. LOYOLA, MA. VICTORIA CO-PILAR, LANI MERCADO-REVILLA, BRYAN B. REVILLA, RAMON JOLO B. REVILLA III, ERIC L. OLIVAREZ, LEILA M. DE LIMA, HOWARD A. GUINTU, JAN “ATTY. JP” PADIERNOS, ROMAN T. ROMULO, KENNETH PAOLO 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, TERRY L. RIDON, NATHANIEL M. ODUKADO, ROY M. GONZALES, SONNY “SL” L. LAGON, STEVE CHIONGBIAN SOLON, JOHN TRACY F. CAGAS, RONALDO V. PUNO, EDWIN L. GARDIOLA, ATTY. MIRO S. QUIMBO, ERNESTO M. DIONISIO, JR., ELEANDRO JESUS F. MADRONA, ROLANDO M. VALERIANO, ATTY. JENNIFER “KAREN” A. LAGBAS, RENEE LOUISE M. CO, ROGER GAVIOLA MERCADO, MUNIR N. ARBISON, JR., FERDINAND “B1” L. BELTRAN, SARAH JANE I. ELAGO, SERGIO C. DAGOOC, MARIA CRISTINA C. ANGELES, ZALDY S. VILLA, RUFUS B. RODRIGUEZ, AMADO CARLOS A. BOLILIA IV, MARK ANTHONY SANTOS, KENNETH T. GATCHALIAN, WALFREDO “ARMAN” R. DIMAGUILA, JR. AND AUDREY KAY T. ZUBIRI**

Committee Referral: **COMMITTEE ON HOUSING AND URBAN DEVELOPMENT(PRIMARY)**

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

Committee Referral: **COMMITTEE ON WAYS AND MEANS (SECONDARY)**

Committee Chairperson: **REP. ATTY. MIRO S. QUIMBO**

OBJECTIVES:

- To make available at an affordable cost, decent housing and basic services to the underprivileged and homeless citizens in urban centers and resettlement areas
- To strengthen and improve the delivery of socialized housing programs in cooperation with the private sector by amending Republic Act (RA) No. 7279, otherwise known as the “Urban Development and Housing Act of 1992”, as amended by RA No. 10884
- To reduce the occurrence of unoccupied resettlement sites caused by limited accessibility, unstable employment opportunities, and inadequate basic services

KEY PROVISIONS:

- Amends Section 10 of RA No. 7279 to include direct purchase and unsolicited proposals as modes of land acquisition for socialized housing

- Amends Section 18 of RA No. 7279 to institutionalize incentivized compliance to the balanced housing program
- Amends Section 20 of RA No. 7279 to hasten the delivery of housing units to intended beneficiaries by simplifying local government requirements

RELATED LAWS:

- Republic Act No. 11966 – “Public-Private Partnership (PPP) Code of the Philippines”
- Republic Act No. 11201 – “Department of Human Settlements and Urban Development Act”
- Republic Act No. 10884 – “Balanced Housing Development Program Amendments”
- Republic Act No. 7279 – “Urban Development and Housing Act of 1992”