



HOUSE OF REPRESENTATIVES

H. No. 4565

BY REPRESENTATIVES OLIVAREZ, CALIMBAS-VILLAROSA, BIAZON,
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TEOPORO, MAGSAYSAY (M.), VALENCIA, LEONEN-PIZARRO,
BAGATSING, ACHARON, KHO (D.), LICO, SY-ALVARADO, DE JESUS AND
PADILLA, PER COMMITTEE REPORT NO. 899

AN ACT CREATING A LOCAL HOUSING BOARD IN EVERY CITY
AND FIRST TO THIRD CLASS MUNICIPALITY, PROVIDING
FOR ITS POWERS AND DEFINING ITS DUTIES AND
FUNCTIONS, AND FOR OTHER PURPOSES

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

1 SECTION 1. *Short Title.* – This Act shall be known as the “Local
2 Housing Board Act of 2011”.

3 SEC. 2. *Declaration of Policy.* – It is hereby declared the policy of the
4 State to:

5 (a) Promote a just and dynamic social order that will ensure the
6 prosperity and independence of the nation and free the people from poverty
7 through policies that provide adequate social services, promote full
8 employment, a rising standard of living and an improved quality of life for all;

1 (b) Adopt a continuing socialized housing program that will make
2 available at affordable cost decent housing and basic services to
3 underprivileged and homeless urban or rural poor dwellers;

4 (c) *Protect urban or rural poor dwellers from evictions or demolitions*
5 *undertaken in violation of the law or in an unjust or inhumane manner;*

6 (d) Advance and promote genuine and meaningful local autonomy of
7 territorial and political subdivisions of the State to enable them to attain their
8 fullest development as self-sufficient communities and make them more
9 effective partners in the attainment of national goals, and towards this end, the
10 State shall provide for a more responsive and accountable local government
11 structure instituted through a system of decentralization whereby local
12 government units (LGUs) shall be given more powers, authority,
13 *responsibilities and resources in the establishment and implementation of their*
14 *own housing program;*

15 (e) Promote and institutionalize the participation of the private sector,
16 nongovernment organizations (NGOs) and people's organizations (POs) in the
17 urban and rural development process; and

18 (f) Require all national agencies and offices to conduct periodic
19 consultations with appropriate LGUs, NGOs and POs and other concerned
20 sectors and stakeholders of the community before any project or program is
21 implemented in their respective jurisdictions.

22 *SEC. 3. Definition of Terms. – For purposes of this Act, the following*
23 *terms or words and phrases shall mean or be understood as follows:*

24 (a) *Balanced Housing Requirement* refers to the mandate pursuant to
25 Section 18 of Republic Act No. 7279 or the "Urban Development and Housing
26 Act of 1992", whereby developers of proposed subdivision projects shall be
27 required to develop an area for socialized housing equivalent to at least twenty
28 percent (20%) of the total subdivision area or total subdivision project cost, at

1 the option of the developer, within the same city or municipality, whenever
2 feasible, and in accordance with the standard set by the Housing and Land Use
3 Regulatory Board (HLURB) and other existing laws.

4 (b) *Board* refers to the Local Housing Board created under this Act.

5 (c) *Comprehensive Land Use Plan* refers to the primary and dominant
6 bases for land use, applying a rational approach for allocating available land
7 resources as equitably as possible among competing user-groups and for
8 different functions, consistent with the development and zoning plan of the
9 area and the provisions of Republic Act No. 7279.

10 (d) *Economic housing* refers to a type of housing project provided to
11 moderately low-income families with lower interest rates and longer
12 amortization periods.

13 (e) *Local Government Pabahay Program* refers to the program aimed
14 at synchronizing and coordinating efforts of all government housing agencies
15 involved in assisting LGUs in their respective socialized housing projects, in
16 the context of Executive Order No. 143, series of 1993, entitled: "Directing the
17 Housing and Urban Development Coordinating Council to Oversee the
18 Implementation of a Local Government Pabahay Program, and Defining the
19 Responsibilities of Certain Agencies Which Will be Involved Therein".

20 (f) *Local Shelter Plan* refers to a general framework that effectively
21 provides a step-by-step procedure by which cities and municipalities could
22 formulate solutions to their housing problems, and shall include policy
23 measures to enable cities and municipalities to plan and implement their
24 specific mandates of Republic Act No. 7279, and to facilitate a linkage with
25 comprehensive land use plans as defined under this Act.

26 (g) *Local Shelter Plan Guidelines* refer to a model for the preparation
27 of local shelter plans, as embodied in the National Urban Development and
28 Housing Framework (NUDHF), or that which was developed under the

1 PHI/89/F02 Project, implemented by the Housing and Urban Development
2 Coordinating Council (HUDCC) and executed by the United Nations Centre
3 for Human Settlements (UNCHS).

4 (h) *National Urban Development and Housing Framework (NUDHF)*
5 refers to the comprehensive plan for urban and urbanizable areas issued by the
6 HUDCC and the HLURB in November 1994 aimed at achieving the objectives
7 of Republic Act No. 7279.

8 (i) *NGO or nongovernmental organization* refers to a duly registered
9 nonstock, nonprofit organization focusing on the upliftment of the basic or
10 disadvantaged sectors of society by providing advocacy, training, community
11 organizing, research, access to resources, and other similar activities as defined
12 under the Social Reform and Poverty Alleviation Act.

13 (j) *PO or people's organization* refers to a self-help group belonging
14 to the basic sectors and/or disadvantaged groups composed of members having
15 a common bond of interest who voluntarily join together to achieve a lawful
16 common social or economic end as defined under the Social Reform and
17 Poverty Alleviation Act.

18 (k) *Rural areas* refer to those areas that are not urban areas as defined
19 under this Act.

20 (l) *Socialized housing* refers to housing programs and projects
21 covering houses and lots or homelots only undertaken by the government or
22 the private sector for the underprivileged and homeless citizens which shall
23 include sites and services development, long-term financing, liberalized terms
24 on interest payments, and such other benefits in accordance with the provisions
25 of Republic Act No. 7279.

26 (m) *UDHA* refers to the Urban Development and Housing Act of 1992
27 or Republic Act No. 7279.

1 (n) *Underprivileged and homeless rural or urban poor dwellers* refer
2 to individuals or families residing in rural or urban areas whose income or
3 combined household income falls within the poverty threshold as defined by
4 the National Economic and Development Authority (NEDA) and who do not
5 own housing facilities, and shall include those who live in makeshift dwelling
6 units and do not enjoy security of land tenure.

7 (o) *Urban areas* refer to all cities regardless of their population density
8 and to municipalities with a population density of at least five hundred (500)
9 persons per square kilometer.

10 SEC. 4. *Coverage.* – This Act shall cover all cities and first to third
11 class municipalities in both urban and rural areas: *Provided*, That fourth and
12 fifth class municipalities may create their own Local Housing Board if they so
13 desire.

14 SEC. 5. *Mandate.* – The Local Housing Board in every city and
15 municipality covered under this Act shall formulate, develop and recommend
16 to the sanggunian policies and programs of the LGU on the provision of decent
17 housing and resettlement areas and on the observance of the right of the
18 underprivileged and homeless to a just and humane eviction and demolition;
19 and perform the devolved functions of the HLURB under the Local
20 Government Code of 1991 and under Executive Order No. 71, series of 1993
21 insofar as socialized housing is concerned.

22 SEC. 6. *Creation and Composition.* – There shall be created a Local
23 Housing Board in every city or municipality covered under this Act which shall
24 be composed of the following:

- 25 (a) The City/Municipal Mayor, as chairperson;
26 (b) The City/Municipal Vice Mayor, as vice chairperson;
27 (c) The Chairperson of the Sangguniang Panlungsod/Bayan Committee
28 on Housing and Urban Development or its equivalent, as member;

1 (d) The City/Municipal Planning and Development Coordinator, as
2 member;

3 (e) The City/Municipal Engineer, as member;

4 (f) A representative of the National Housing Authority (NHA), as
5 member;

6 (g) A representative of the POs in the city or municipality, as member;

7 (h) A representative of the NGOs operating in the city or municipality,
8 as member; and

9 (i) A representative of the private sector engaged in subdivision and
10 housing development in the city or municipality, as member.

11 In the case of a city, the Presidential Commission for the Urban Poor
12 (PCUP) shall be represented in the Board, as member.

13 A PO, NGO or private sector representative already represented in any
14 local special body may be concurrently represented in the Board: *Provided*,
15 That a PO, NGO or private sector representative to the Board shall each be
16 selected through the same process as that of filling up the position of
17 representatives of local special bodies.

18 *SEC. 7. Powers and Functions.* -- A city or municipal Local Housing
19 Board shall have the following powers and functions:

20 (a) Recommend to the sanggunian, when the financial resources of the
21 LGU allow, the adoption of a socialized housing program targeting the lowest
22 income earners of the local population through on-site housing development or
23 relocation with sites and services development, core-housing construction, and
24 with integrated livelihood development component;

25 (b) Recommend policies on the prioritization, coordination, monitoring
26 and evaluation of all housing programs and projects within its jurisdiction,
27 including policies on the curtailment of the nefarious activities of professional
28 squatters and squatting syndicates;

1 (c) Prepare, based on local shelter plan guidelines under the NUDHF
2 and with the assistance of the HUDCC and other concerned government
3 agencies, long-term, medium-term and short-term local shelter plans which
4 shall form part of the city/municipal development plans: *Provided*, That public
5 hearings shall be conducted for the purpose;

6 (d) Recommend the designation of sites for socialized housing, subject
7 to the requirements prescribed by Section 8 of Republic Act No. 7279 and the
8 guidelines issued for the purpose, and ensure the conduct by the LGU of the
9 inventory of all available lands within its locality and the updating of the same
10 every three (3) years pursuant to Section 7 of Republic Act No. 7279 and its
11 implementing guidelines;

12 (e) Recommend, for approval of the sanggunian, formulated schemes
13 for the acquisition and disposition of lands within the locality for socialized
14 housing purposes, subject to Sections 9 to 14 of Republic Act No. 7279 and
15 their implementing guidelines: *Provided*, That such schemes shall ensure that
16 the valuation of a particular land for socialized housing purposes shall be
17 within the affordability levels of prospective beneficiaries;

18 (f) Recommend for approval of the local chief executive (LCE)
19 partnership arrangements with the national government or the private sector
20 and NGOs on, but not limited to, the following programs:

21 (1) Housing production assistance, resettlement assistance, local
22 housing, cost recoverable joint ventures and other relevant programs of the
23 NHA;

24 (2) Local government housing assistance programs of the Home
25 Development Mutual Fund (HDMF), the National Home Mortgage Finance
26 Corporation (NHMFC), the Home Guaranty Corporation (HGC), and for this
27 purpose, the Local Housing Board shall coordinate with the Advisory

1 Committee created to oversee the implementation of the Local Government
2 Pabahay Program;

3 (3) Localized Community Mortgage Program of the Social Housing
4 Finance Corporation;

5 (4) Other socialized housing projects undertaken by other national
6 government agencies and government-owned and -controlled corporations
7 (GOCCs) within the locality; and

8 (5) Socialized housing projects of the private sector or NGOs.

9 (g) Recommend to the *sanggunian* matters of local taxation which may
10 affect the local government housing program, which includes, but shall not be
11 limited to, the formulation of a socialized housing tax, idle lands tax, and an
12 additional levy on the real property tax to constitute a Special Socialized
13 Housing Fund (SSHF);

14 (h) Approve preliminary and final subdivision schemes and
15 development plans of all socialized housing projects as well as individual or
16 group building occupancy permits covered by Batas Pambansa Blg. 220,
17 entitled: "An Act Authorizing the Ministry of Human Settlements to Establish
18 and Promulgate Different Levels of Standards and Technical Requirements for
19 Economic and Socialized Housing Projects in Urban and Rural Areas from
20 Those Provided under Presidential Decrees Numbered Nine Hundred
21 Fifty-Seven, Twelve Hundred Sixteen, Ten Hundred Ninety-Six and Eleven
22 Hundred Eighty-Five", and its implementing standards, rules and regulations;

23 (i) Evaluate and resolve any opposition to the issuance of development
24 permits for any of the projects stated in the immediately preceding subsection,
25 in accordance with the law and the Rules of Procedure promulgated by the
26 HLURB pursuant thereto;

1 (j) Designate at least one (1) representative to the local development
2 council: *Provided*, That the representative is not already a member of the
3 council;

4 (k) Submit to the President and the Congress of the Philippines,
5 through the LCE, an annual report as provided in Section 41 of Republic Act
6 No. 7279; and

7 (l) Perform such other related functions established by law or
8 ordinance, as necessary to implement the mandate of LGUs under Republic
9 Act No. 7279.

10 SEC. 8. *Housing and Urban Development Officer, Qualifications.* --

11 The housing and urban development policies, plans and programs formulated
12 by the Local Housing Board shall be implemented by an appointive local
13 official to be known as the Housing and Urban Development Officer.

14 No person shall be appointed Housing and Urban Development Officer
15 unless he is a citizen of the Philippines, a resident of the LGU concerned, of
16 good moral character, a holder of a college degree either in public
17 administration, urban planning, development studies, economics, civil
18 engineering, or other related course with special training in housing and urban
19 development programs and management from a recognized college or
20 university, and a first grade civil service eligible or its equivalent. He must
21 have an experience either in housing development projects, organization of
22 housing associations, management and operation of housing and shelter
23 programs or other related activities for at least five (5) years in the case of the
24 City Housing and Urban Development Officer, and three (3) years in the case
25 of Municipal Housing and Urban Development Officer.

26 The appointment of the Housing and Urban Development Officer shall
27 be mandatory for all the LGUs covered under this Act: *Provided, however*,
28 That cities and municipalities with existing Urban Poor Affairs Office or its

1 equivalent shall convert the same to the Office of the Housing and Urban
2 Development Officer.

3 SEC. 9. *Duties and Functions of the Housing and Urban Development*
4 *Officer.* – The Housing and Urban Development Officer shall:

5 (a) Implement the local shelter plans prepared by the Local Housing
6 Board;

7 (b) Ensure the enforcement of laws, policies and programs on housing
8 and shelter as provided for under laws and such directives, rules and
9 regulations adopted by the Board;

10 (c) Assist the city/municipal development council in the formulation of
11 its comprehensive land use plans;

12 (d) Ensure compliance with the balanced housing requirement as
13 provided in Section 18 of Republic Act No. 7279 and its implementing rules
14 and regulations;

15 (e) Conduct an inventory of all lands within the locality, and update the
16 same every three (3) years, in accordance with Section 7 of Republic Act No.
17 7279 and the guidelines issued for the purpose;

18 (f) Identify the sites for socialized housing to be recommended by the
19 Board for designation as such, subject to the requirements prescribed by
20 Section 8 of Republic Act No. 7279 and the guidelines issued for the purpose;

21 (g) In coordination with other concerned offices within the LGU,
22 monitor the nature and progress of land development projects approved by the
23 Board, as well as housing construction in the case of house and lot packages, to
24 ensure their faithfulness to the approved plans and specifications thereof, and
25 impose appropriate measures to enforce compliance therewith;

26 (h) Ensure the registration of underprivileged and homeless urban or
27 rural dwellers as socialized housing beneficiaries under Sections 16 and 17 of
28 Republic Act No. 7279: *Provided, That the Housing and Urban Development*

1 Officer shall assume the functions of the city or municipal registration
2 committee as constituted under the implementing rules and regulations of the
3 same sections;

4 (i) Coordinate with government agencies and instrumentalities
5 performing functions which may affect housing and urban development;

6 (j) Promote the development and sustainability of housing associations
7 and cooperatives within the locality by performing the following:

8 (1) Assist in the organization of housing and shelter associations and
9 cooperatives;

10 (2) In coordination with the other concerned LGU offices, assist in the
11 provision of technical and other forms of assistance to existing housing
12 associations and cooperatives to enhance their viability as an economic
13 enterprise and social organization;

14 (3) Assist the housing associations or cooperatives in establishing
15 linkages with government agencies and NGOs involved in the promotion and
16 integration of the concept of shelter development and generation, taking into
17 account the livelihood of the people and other community activities; and

18 (4) Assist in the rehabilitation of or the viability-enhancement of
19 housing associations or cooperatives, particularly in the aftermath of
20 man-made and natural calamities and disasters, to aid in their survival; and

21 (k) Perform such other duties and functions as may be prescribed by
22 law or ordinance.

23 *SEC. 10. Generation and Mobilization of Resources.* – The Local
24 Housing Board is hereby constituted as the primary entity tasked to advise the
25 sanggunian on matters of sourcing of funds for socialized housing. For this
26 purpose, the Local Housing Board may recommend the following schemes for
27 funding socialized housing projects:

28 (a) Build-operate-transfer and other related schemes;

1 (b) Bond flotation and other credit financing arrangements;

2 (c) Availment of foreign or local grants: *Provided*, That the Local
3 Housing Board is hereby authorized to receive foreign and local grants which
4 shall be remitted to the local treasury, and shall be credited to the socialized
5 housing account of the LGU concerned;

6 (d) Loan packages from government financing/lending institutions;

7 (e) Joint venture projects with private sector groups or developers and
8 with NGOs and POs; and

9 (f) Pooling of resources between and among LGUs, the private sector,
10 NGOs and POs.

11 SEC. 11. *Demolition and Eviction Clearinghouse.* – The Local
12 Housing Board is hereby tasked to oversee the implementation of Section 28 of
13 Republic Act No. 7279 and its implementing rules and regulations: *Provided*,
14 That just and humane eviction and demolition procedures are likewise made
15 applicable to rural areas.

16 *In this regard, the Local Housing Board shall:*

17 (a) Oversee and coordinate government activities relative to
18 consultation, relocation and resettlement of underprivileged and homeless
19 urban or rural poor dwellers in cases where evictions and demolitions affecting
20 them are necessary and allowed by existing laws;

21 (b) Recommend policy measures and/or undertake appropriate action
22 to ensure full compliance with the constitutional mandate and statutory
23 requirements prior to evictions and/or demolitions affecting underprivileged
24 and homeless urban or rural poor dwellers; and

25 (c) Issue directives, rules and regulations, consistent with laws, as it
26 may deem necessary to effectively carry out the purposes of the constitutional
27 mandate to ensure just and humane evictions and demolitions.

1 SEC. 12. *Compliance Report.* – Before undertaking any eviction and/or
2 demolition that will affect underprivileged and homeless urban or rural poor
3 dwellers, the city or municipality concerned, national government agencies or
4 other proponents of eviction and/or demolition activities, including employees
5 of the judiciary, shall submit a compliance report to the Local Housing Board,
6 with a statement under oath that:

7 (a) Adequate consultation as defined and outlined under pertinent laws,
8 rules and regulations have already been undertaken with the affected residents;

9 (b) Adequate relocation as defined and outlined under pertinent laws,
10 rules and regulations, is available, ready and sufficiently supported by
11 relocation and resettlement funding; and

12 (c) The requirements and procedures prescribed under the
13 implementing rules and regulations of Section 28 of Republic Act No. 7279,
14 specifically on the pre-relocation, relocation and post-relocation phases of
15 eviction and/or demolition activities have been or shall be observed.

16 The compliance report shall include a certified list of families to be
17 evicted and/or relocated. The Local Housing Board shall have the power to
18 review the compliance report and approve or disapprove the same.

19 SEC. 13. *Meetings and Quorum.* – The Local Housing Board shall
20 meet at least once a month or as often as may be deemed necessary. The
21 presence of the chairperson or the vice chairperson and a majority of the
22 members of the Board shall constitute a quorum.

23 Special meetings may be called by the chairperson or by a majority of
24 the members, with written notice, together with the agenda of the meeting,
25 served upon each member at least one (1) day before the intended meeting.

26 The chairperson or, in his absence, the vice chairperson shall preside
27 over the Board meetings.

1 SEC. 14. *Compensation and Remuneration.* – Members of the Local
2 Housing Board who are not government officials or employees shall be entitled
3 to the necessary travelling expenses and allowances chargeable against the
4 funds of the Local Housing Board concerned, subject to existing accounting
5 and auditing rules and regulations.

6 This does not preclude cities and municipalities from mobilizing other
7 possible funding sources for the compensation and remuneration of members
8 of the Local Housing Board who are not government officials or employees.

9 SEC. 15. *Special Socialized Housing Fund.* – Cities and municipalities
10 shall establish a special account to be called the “Special Socialized Housing
11 Fund” to be administered by the Board which shall serve as source of funds for
12 the housing programs of the city/municipality for the underprivileged and
13 homeless. Sources of said trust fund shall come from, but not limited to, the
14 following:

15 (a) An appropriation from the Internal Revenue Allotment the amount
16 of which shall be determined by the LGU;

17 (b) Proceeds generated from the collection of the additional one-half
18 percent (0.5%) tax on real properties;

19 (c) All funds/monies generated from various sources intended for
20 housing and other related development programs; and

21 (d) All payments, remittances, accrued interests, penalties and such
22 other fees generated from housing related activities.

23 SEC. 16. *Roles of Stakeholders.* – In order to facilitate the work of
24 the Board, the roles of the stakeholders shall be as provided for under this
25 section:

26 (a) The LGU shall:

27 (1) Identify and prioritize areas for housing development;

28 (2) Plan on the total housing need of its constituents;

1 (3) Provide basic information relative to the areas that may be
2 proposed for issuance of Presidential Proclamation;

3 (4) Assist in the conduct of verification survey;

4 (5) Monitor and oversee the implementation of the activities in
5 accordance with their respective work programs; and

6 (6) Prepare the detailed work program for approved housing projects.

7 (b) The HUDCC shall:

8 (1) Recommend to the Board, options for the development of sites or
9 disposition schemes to the intended beneficiaries;

10 (2) Process and recommend to the President, idle or underutilized
11 government lands identified by the Board as sites which are suitable for
12 housing purposes;

13 (3) Solicit assistance from other national government agencies whose
14 functions and services are necessary in the provision of housing and delivery of
15 basic services;

16 (4) Through the NHA, prepare the master development plans of the
17 areas identified for housing;

18 (5) Identify and recommend housing projects/programs which can be
19 implemented and funded through alternative schemes; and

20 (6) Draw up guidelines as well as terms of reference to cover the
21 implementation of identified priority housing projects.

22 (c) The Presidential Commission for the Urban Poor shall:

23 (1) Monitor all evictions and/or demolitions, whether extrajudicial or
24 court-ordered, involving homeless and underprivileged citizens;

25 (2) Investigate *motu proprio* or upon complaint by any party, any
26 violation of the provisions of Section 28 of Republic Act No. 7279 and its
27 implementing rules and regulations;

1 (3) File *motu proprio* or by way of assistance to any aggrieved party
2 the appropriate criminal, civil or administrative case against any person or
3 persons found to have violated the provisions of Section 28 of Republic Act
4 No. 7279 or its implementing rules and regulations; and

5 (4) Such other functions as may be provided for under Executive Order
6 No. 1521, series of 2002.

7 (d) The PO and NGO representatives shall:

8 (1) Assist in the holding of dialogues and consultations with affected
9 families leading to their full acceptance and support to the program;

10 (2) Provide a feedback mechanism to the Board and ensure urban poor
11 participation in the decision-making process;

12 (3) Assist the Board in processing applications and documents;

13 (4) Provide support to the Board in community relations, social
14 preparation, information dissemination and motivation activities at the
15 identified housing sites;

16 (5) Actively participate in the drawing up of the development plan for
17 the area; and

18 (6) Identify pro-poor programs to uplift the socioeconomic conditions of
19 the affected urban poor residents.

20 SEC. 17. *Penalties.* – Failure to submit the compliance report as
21 required by Section 12 of this Act, or any act of misrepresentation or fraud in
22 connection with any information contained in a submitted compliance report,
23 or the unjustified failure of or refusal by the LCE to constitute the Local
24 Housing Board as created and defined by this Act, shall subject the national
25 and local government officials and employees responsible for such omission,
26 misrepresentation, fraud or unjustified failure or refusal to:

27 (a) Disciplinary action under Book 1, Title Two, Chapter 4 of the
28 Local Government Code; and/or

1 (b) Prosecution under the penalty clause of Republic Act No. 7279.

2 For this purpose, the LCE of a city or municipality shall constitute such
3 Local Housing Board within ninety (90) days from the promulgation of the
4 implementing rules and regulations of this Act. Failure to constitute the Board
5 within this prescribed period shall be *prima facie* evidence of unjustified
6 failure or refusal to do so.

7 SEC. 18. *Transitory Provisions.* – Cities and municipalities with
8 existing Local Housing and Urban Development Board or similar entity are
9 hereby given ninety (90) days from the promulgation of the implementing rules
10 and regulations of this Act within which to amend their respective ordinances
11 to conform with the provisions of this Act: *Provided*, That nothing herein
12 stated shall preclude cities and municipalities from assigning additional
13 functions to the Board and/or appropriating additional funds to achieve the
14 objectives of this Act: *Provided, further*, That the national government
15 agencies may assist in the capability-building of the LGUs on matters of plan
16 preparation, financing and housing regulation, especially in the performance of
17 the tasks relative to paragraphs (h) and (i) of Section 7 hereof on the approval
18 of schemes and development plans of subdivision, residential, commercial,
19 industrial and other purposes.

20 SEC. 19. *Implementing Rules and Regulations.* – Within sixty (60)
21 days after the approval of this Act, the HUDCC and the Department of the
22 Interior and Local Government (DILG), in consultation with the concerned
23 government agencies, the private sector, the League of Cities and the League
24 of Municipalities, POs and NGOs, shall formulate the appropriate rules and
25 regulations necessary to effectively implement the provisions of this Act. Such
26 rules and regulations shall include, among others, guidelines on the following:

27 (a) Resource generation and mobilization for socialized housing
28 purposes;

1 (b) Schemes for local government housing assistance; and

2 (c) Accreditation and selection of representatives of the private sector,
3 NGOs and POs to the Local Housing Board.

4 SEC. 20. *Repealing Clause.* – All pertinent provisions of the Local
5 Government Code and Executive Order No. 71, series of 1993, and all other
6 laws, decrees, executive orders, proclamations, rules and regulations and other
7 issuances, or part or parts thereof, which are inconsistent with the provisions of
8 this Act are hereby repealed, amended or modified accordingly.

9 SEC. 21. *Separability Clause.* – If, for any reason, any provision of this
10 Act is declared invalid or unconstitutional, the remaining provisions not
11 affected thereby shall continue to be in force and effect.

12 SEC. 22. *Effectivity Clause.* – This Act shall take effect fifteen (15)
13 days after its publication in the *Official Gazette* or in at least two (2)
14 newspapers of general circulation.

Approved,

○