



**HOUSE OF REPRESENTATIVES**

**H. No. 8736**

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BY REPRESENTATIVES BELMONTE, CASTELO, NIETO, PIMENTEL, VILLAFUERTE, VARGAS, RODRIGUEZ, TAMBUNTING, SUANSING (E.), SUANSING (H.), VELASCO, LARA, SINGSON-MEEHAN, TIANGCO, REVILLA, UMALI (A.), SALO, BARBA, BENITEZ, VERGARA, GONZALES (A.), DY (F.M.C.), FORTUNO, AGUINALDO, YAP (E.), ARENAS, HERNANDEZ, GARCIA (P.J.), ROMUALDO, ERMITA-BUHAIN, SALCEDA, CUA, TEJADA, VIOLAGO, GASATAYA, JALOSJOS, MATUGAS, GARCIA (J.E.), GONZAGA, HARESCO, CUARESMA, UY (J.), DAZA, LIMKAICHONG, ZUBIRI, SAGARBARRIA, BAUTISTA-BANDIGAN, CALDERON, CAMPOS, SUAREZ, GONZALEZ, MOMO, FRASCO, ZAMORA (W.K.), BALINDONG, BERNOS, BRAVO, BASCUG, CAMINERO, CARI, DALOG, DELOS SANTOS, DELOSO-MONTALLA, DIMAPORO (A.), ESPINO, FARIÑAS (R.C.), HOFER, JIMENEZ, LABADLABAD, MARIÑO, NATIVIDAD-NAGAÑO, NAVA, ORTEGA, OUANO-DIZON, PLAZA, ROMAN, SANCHEZ, SILVERIO, TUTOR, TY, CO (E.), CABATBAT, DAGOOC, GUYA, QUIMBO, FORTUN, BABASA, CABOCHAN, ENVERGA, GATCHALIAN, MENDOZA, NOGRALES (J.J.), RAMIREZ-SATO, ROMULO, SANGCOPAN, SARMIENTO, SUNTAY, LOPEZ, ROBES, SAVELLANO, ONG (J.), YAP (V.), OLIVAREZ, VILLARICA, CAGAS AND LUSOTAN, PER COMMITTEE REPORT NO. 753

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**AN ACT**  
**ESTABLISHING A RENTAL HOUSING SUBSIDY PROGRAM FOR INFORMAL**  
**SETTLER FAMILIES AND APPROPRIATING FUNDS THEREFOR**

*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 “Rental Housing Subsidy  
2 Program Act.”

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

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6           a)     Promote a just, equitable, and inclusive urban development through programs  
7 providing adequate social services, broader housing options, livelihood and employment, and an  
8 improved quality of life for the Filipino people, especially the underprivileged;

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10          b)     Provide an innovative housing program that makes available affordable, livable,  
11 and decent housing, as well as access to basic social service, especially for the underprivileged;

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13          c)     Protect the urban poor from the impact of immediate dislocation due to eviction  
14 and demolition arising from government projects; and

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16          d)     Provide interim housing for dislocated families due to natural and man-made  
17 disasters.

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19           SEC. 3. *Definition of Terms.* – As used in this Act:

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21          a)     *Dislocation* refers to the state of being displaced from one place to another due to  
22 causes such as eviction and demolition;

23  
24          b)     *Informal Settler Families* refer to households living on a lot, whether private or  
25 public, without the consent of the property owner; or those without legal claim over the property  
26 they are occupying; or those living in danger areas such as esteros, railroad tracks, garbage  
27 dumps, riverbanks, shorelines, and waterways, as defined in Section 3(e) of Republic Act No.  
28 11201, otherwise known as the “Department of Human Settlements and Urban Development  
29 Act”;

1           c) *Rental housing subsidy* refers to the financial assistance provided by the  
2 government to pay for the temporary use or occupancy of a residential unit in the public and  
3 private housing rental market.

4           **SEC. 4. *Rental Housing Subsidy Program.*** – There is hereby established the Rental  
5 Housing Subsidy Program, hereinafter referred to as the “Program,” to provide social protection  
6 and support to informal settler families (ISFs) in accessing the formal housing market. It shall be  
7 made an option to address the temporary relocation of displaced families due to natural and man-  
8 made disasters.

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10           Eligible ISFs shall receive a flat rental subsidy rate of Three thousand five hundred pesos  
11 (PhP3,500.00) for those living in Metro Manila and a rental subsidy rate to be determined by the  
12 Department of Human Settlements and Urban Development (DHSUD) and the National  
13 Economic Development Authority (NEDA) for those living in all other regions, taking into  
14 consideration the prevailing minimum wage and rental rates per region, but not to exceed Three  
15 thousand five hundred pesos (PhP3,500.00): *Provided*, That the rental subsidy shall not exceed  
16 the actual rent: *Provided, further*, That at any time, but not more often than once every two (2)  
17 years, such subsidy may be reviewed or revised by the DHSUD and NEDA to conform with the  
18 prevailing economic conditions.

19  
20           Rental subsidy shall be granted to eligible beneficiaries until the date of completion of the  
21 permanent housing project intended for them or upon their actual transfer to the permanent  
22 housing project, whichever comes first: *Provided*, That, in case of a delay in the completion of  
23 the permanent housing project, the rental subsidy shall be extended: *Provided, further*, That the  
24 agency implementing the permanent housing project shall bear the cost of the extended rental  
25 subsidy.

26           **SEC. 5. *Eligibility.*** – To be eligible under this Act, a beneficiary must:

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28           a) be an ISF as defined under section 3(b) hereof; and  
29           b) vacate the informal settlement area presently being occupied and transfer or  
30 relocate to a safer area.

31           **SEC. 6. *Conditions for Continued Entitlement or Eligibility.*** – All eligible beneficiaries  
32 shall comply with the following conditions to continuously avail of the benefits under this Act:

- 33  
34           a) The beneficiaries shall not move or relocate back to the area in which they were  
35 originally living in unless such move or relocation has been permitted by the proper government  
36 authorities, taking into consideration the purpose of the Program; and  
37           b) The beneficiaries shall pay to the lessor that portion of the rental fee not covered  
38 by the subsidy.

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40           Beneficiaries who maintain good payment standings shall be prioritized as beneficiaries  
41 in government housing programs.

1           **SEC. 7. Form of Payment.** – The rental subsidy shall be distributed by the DHSUD in  
2 such form it may determine to be most beneficial and appropriate for the beneficiaries.  
3

4           **SEC. 8. Roles of Government Agencies.** – The various national government agencies and  
5 instrumentalities involved in the Program shall perform specific responsibilities.

6           a)       **The DHSUD shall:**

- 7           (i)       Coordinate with housing agencies to formulate Program targets and  
8 integrate these to national housing policy;  
9           (ii)       Promulgate appropriate housing policies among the attached corporations  
10 of DHSUD in line with the implementation of this Program;  
11           (iii)       Enlist beneficiaries and their lessors for the Program;  
12           (iv)       Set up monitoring and evaluation system, tools, exit strategy and  
13 methodologies on compliance with conditions, implementation, output,  
14 and impact assessments together with its attached agencies, the  
15 Department of Social Welfare and Development (DSWD), the Presidential  
16 Commission on the Urban Poor (PCUP), and the local government units;  
17 and  
18           (v)       Recommend to Congress measures for the proper and responsive  
19 implementation of this Act.

20           b)       **The National Housing Authority (NHA) shall:**

- 21           (i)       Certify to the eligibility of the applicants of the Program;  
22           (ii)       Coordinate with infrastructure program implementing agencies, including  
23 the Department of Public Works and Highways and the Department of  
24 Transportation, the identification of areas suitable for housing projects and  
25 the persons who need immediate resettlement;  
26           (iii)       Update the masterlist of beneficiaries to be resettled as part of the National  
27 Resettlement Program which shall include their socio-economic profiles;  
28 and  
29           (iv)       Design and conduct appropriate monitoring and evaluation of the  
30 implementations of this Program which shall include a grievance and  
31 redress system.

32           c)       **The Home Development Mutual Fund (HDMF) shall enroll in its system at least**  
33 **one household member of the applicant-beneficiaries of the Program to facilitate their entry into**  
34 **the formal housing market.**

35           d)       **The DSWD shall design the social preparation activities and conduct workshops**  
36 **and training programs to ensure that beneficiaries are aware of the benefits under the Program,**  
37 **including the parameters and conditions for eligibility.**

38           e)       **The PCUP shall:**

- 39           (i)       Assist the DSWD in the design of social preparation activities, workshops,  
40 and training programs for beneficiaries;

1 (ii) Conduct social preparation activities with the local government units.

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3 f) The Technical Education and Skills Development Authority shall provide skills  
4 training to at least one household member of the beneficiaries.

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6 g) The local government units shall:

7 (i) Maintain a publicly accessible register of lessors in their respective areas  
8 of jurisdiction;

9 (ii) Assist the NHA in conducting census and tagging of ISFs in need of  
10 immediate resettlement;

11 (iii) Assist the DSWD and PCUP in conducting social preparation activities;

12 (iv) Contain the vacated areas of ISFs to help achieve the objectives of this  
13 Program;

14 (v) Assist the DSWD in monitoring and evaluating the implementation of this  
15 Program; and

16 (vi) Conduct field valuation of beneficiaries and their respective lessors with  
17 DSWD in the rental housing units.

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19 **SEC.9. Appropriations.** – The amount necessary for the effective implementation of this  
20 Act shall be charged against the current appropriations for the DHSUD. Hereafter, such amount  
21 as may be necessary for its continued implementation shall be included in the annual General  
22 Appropriations Act.

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24 **SEC. 10. Implementing Rules and Regulations.** – The DHSUD, in coordination with  
25 relevant government agencies, shall issue rules, regulations, and guidelines necessary to carry  
26 out the intent and purposes of this Act within six (6) months from date of effectivity.

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28 **SEC. 11. Mandatory Review on the Implementation of this Act.** – The DHSUD shall  
29 submit to the Congress a report on the implementation of this Program at the end of the second  
30 year from the date of effectivity of this Act and every two (2) years thereafter.

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32 **SEC. 12. Separability Clause.** – If any portion or provision of this Act is held  
33 unconstitutional or invalid, the remaining provisions not affected thereby shall continue to be in  
34 full force and effect.

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36 **SEC. 13. Repealing Clause.** – All laws, executive orders, proclamations, rules,  
37 regulations and other issuances or parts thereof which are inconsistent with the provisions of this  
38 Act are hereby repealed, amended or modified accordingly.

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40 **SEC. 14. Effectivity.** – This Act shall take effect fifteen (15) days after its publication in  
41 the *Official Gazette* or in a newspaper of general circulation.

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43 *Approved,*