



HOUSE OF REPRESENTATIVES

H. No. 9506

BY REPRESENTATIVES YAP (ERIC), DUTERTE, YAP (EDVIC), VILLAFUERTE (L.R.), VILLAFUERTE (M.L.), HORIBATA, CO-PILAR, GUINTU, GOLEZ, LEE, LARA, TIANGCO, TOLENTINO, ONGCHUAN, ATAYDE, TAMBUNTING, DELOS SANTOS, PUMAREN, VARGAS, OLIVAREZ, PIMENTEL, CUA, BENITEZ, VERZOSA, CRUZ (A.), LUISTRO, TULFO (R.W.), UMALI, MASTURA, TIENG, MERCADO-REVILLA, FERRER (A.), ABALOS, GARDIOLA, GO (M.), BONGALON, LAGON (S.), GORRICETA, ADVINCULA, MATIBAG, ZUBIRI, ORDANES, LEGARDA, FORTES, ORTEGA, DY (F.M.C.), OLASO, CASTRO (J.), RODRIGUEZ (E.), CO (E.), ACIDRE, BARONDA, BOLILIA, PALMA, PRIMICIAS-AGABAS, SUAREZ, HERRERA, QUIMBO, ABANTE, ALONTE, ALVAREZ (M.), ALVAREZ (J.), ARENAS, BAUTISTA-LIM, BERNOS, CABREDO, CAMPOS, CARI, CELESTE, CO (A.N.), CUARESMA, DE VENECIA, DEL MAR, FUENTEBELLA, GO (E.C.), GONZAGA, HARESCO, LACSON, NAVA, SALIMBANGON, VARGAS-ALFONSO, VILLARAZA-SUAREZ, VIOLAGO, ZAMORA (M.C.), ADIONG, AMANTE, ANG, ASISTIO, AUMENTADO, BASCUG, BOSITA, CHATTO, COJUANGCO (J.), CRUZ (R.), DAGOOC, DIMAPORO (S.A.), EUDELA, FRESNEDI, GARCIA (D.), GARCIA (M.A.), GUTIERREZ, HERNANDEZ, KHONGHUN, LAGON (D.), LAZATIN, MACEDA, MAGSINO, MANIQUIZ, MERCADO, NOGRALES (M.), OUANO-DIZON, PADUANO, PANALIGAN, PANCHO, PLAZA, PLEYTO, REVILLA (R.J.), SALI, TALLADO, UNABIA, VERGARA, YAP (C.), AGARAO, BUHAIN, CORVERA, DALOG, ECLEO, FLORES, GOMEZ, KHO (R.), MARIANO-HERNANDEZ, MARIÑO, REVILLA (B.), ROMULO, SALCEDA, SAULOG, SILVERIO, VELOSO-TUAZON, RIVERA, YAMSUAN, RAMA, ROBES, DIONISIO, LIMKAICHONG, VILLAR, SACDALAN, ENCISO, VILLARICA, SORIANO AND DALIPE

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.”

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

5
6 (a) Promote a just, equitable, and inclusive urban development through programs
7 providing adequate social services, broader housing options, livelihood and
8 employment, and an improved quality of life for the Filipino people, especially the
9 underprivileged;

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

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

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

20
21 **SEC. 3. *Definition of Terms.*** – As used in this Act:

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

1 (b) *Informal settler families* refer to households living on a lot, whether private or
2 public, without the consent of the property owner; or those without legal claim over
3 the property they are occupying; or those living in danger areas such as esteros,
4 railroad tracks, garbage dumps, riverbanks, shorelines, and waterways, as defined
5 in Section 3(e) of Republic Act No. 11201, otherwise known as the “Department of
6 Human Settlements and Urban Development Act”; and
7

8 (c) *Rental housing subsidy* refers to the financial assistance provided by the
9 government to pay for the temporary use or occupancy of a residential unit in the
10 public and private rental housing market.
11

12 **SEC. 4. Rental Housing Subsidy Program.** – There is hereby established the Rental
13 Housing Subsidy Program, hereinafter referred to as the “Program”, to provide social
14 protection and support to informal settler families (ISFs) in accessing the formal housing
15 market under the Department of Human Settlements and Urban Development (DHSUD). It
16 shall be made an option to address the temporary relocation of displaced families due to natural
17 and man-made disasters.
18

19 Eligible ISFs shall receive a flat rental subsidy rate of Three thousand five hundred
20 pesos (PhP3,500.00) for those living in Metro Manila and a rental subsidy rate to be determined
21 by the DHSUD and the National Economic and Development Authority (NEDA) for those
22 living in all other regions, taking into consideration the prevailing minimum wage and rental
23 rates per region, but not to exceed Three thousand five hundred pesos (PhP3,500.00): *Provided,*
24 That the rental subsidy shall not exceed the actual rent: *Provided, further,* That at any time, but
25 not more often than once every two (2) years, such subsidy may be reviewed or revised by the
26 DHSUD and NEDA to conform with the prevailing economic conditions.
27

28 Rental subsidy shall be granted to eligible beneficiaries until the date of completion of
29 the permanent housing project intended for them or upon their actual transfer to the permanent
30 housing project, whichever comes first: *Provided,* That in case of a delay in the completion of
31 the permanent housing project, the rental subsidy shall be extended: *Provided, further,* That the
32 agency implementing the permanent housing project shall bear the cost of the extended rental
33 subsidy.
34

35 **SEC. 5. Eligibility.** – To be eligible for rental subsidy under this Act, a beneficiary
36 must:
37

38 (a) be an ISF as defined under Section 3(b) hereof; and
39

40 (b) vacate the informal settlement area presently being occupied and transfer to a safer
41 and government-authorized area.
42

43 **SEC. 6. Conditions for Continued Entitlement or Eligibility.** – All eligible rental
44 subsidy beneficiaries shall comply with the following conditions to continuously avail of the
45 benefits under this Act:
46

47 (a) The beneficiaries shall not move or relocate back to the area in which they were
48 originally living in unless such move or relocation has been permitted by the proper
49 government authorities, taking into consideration the purpose of the Program; and

1 (b) The beneficiaries shall pay to the lessor that portion of the rental fee not covered by
2 the subsidy.
3

4 Rental subsidy beneficiaries who maintain good payment standings shall be prioritized
5 as beneficiaries in government housing programs.
6

7 **SEC. 7. Form of Payment.** – The rental subsidy shall be distributed by the DHSUD in
8 such form it may determine to be most beneficial and appropriate for the beneficiaries.
9

10 **SEC. 8. Roles of Government Agencies.** – The various national government agencies
11 and instrumentalities involved in the Program shall perform specific responsibilities.
12

13 (a) The DHSUD shall:

14 (1) Coordinate with housing agencies to formulate Program targets and integrate
15 these to the national housing policy;
16

17 (2) Promulgate appropriate housing policies among the attached corporations of
18 DHSUD in line with the implementation of this Program;
19

20 (3) Enlist beneficiaries and their lessors for the Program;
21

22 (4) Set up monitoring and evaluation system, tools, exit strategy and
23 methodologies on compliance with conditions, implementation, output, and
24 impact assessments together with its attached agencies, the Department of
25 Social Welfare and Development (DSWD), the Presidential Commission for the
26 Urban Poor (PCUP), and the local government units; and
27

28 (5) Recommend to Congress measures for the proper and responsive
29 implementation of this Act.
30

31 (b) The National Housing Authority (NHA) shall:

32 (1) Certify to the eligibility of the applicants of the Program;
33

34 (2) Coordinate with government agencies, including the Department of Public
35 Works and Highways and the Department of Transportation, on the
36 identification of areas suitable for housing projects and the persons who need
37 immediate resettlement;
38

39 (3) Update the masterlist of beneficiaries to be resettled as part of the National
40 Resettlement Program which shall include their socio-economic profiles; and
41

42 (4) Design and conduct appropriate monitoring and evaluation of the
43 implementation of this Program which shall include a grievance and redress
44 system.
45

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

1 (d) The DSWD shall design the social preparation activities and conduct workshops
2 and training programs to ensure that beneficiaries are aware of the benefits under
3 the Program, including the parameters and conditions for eligibility.
4

5 (e) The PCUP shall:
6

7 (1) Assist the DSWD in the design of social preparation activities, workshops, and
8 training programs for beneficiaries; and

9 (2) Conduct social preparation activities with the local government units.
10

11 (f) The Technical Education and Skills Development Authority shall provide skills
12 training to at least one household member of the beneficiaries.
13

14 (g) The local government units shall:
15

16 (1) Maintain a publicly accessible register of lessors in their respective areas of
17 jurisdiction;

18 (2) Assist the NHA in conducting census and tagging of ISFs in need of immediate
19 resettlement;

20 (3) Assist the DSWD and PCUP in conducting social preparation activities;

21 (4) Contain the vacated areas of ISFs to help achieve the objectives of this Program;

22 (5) Assist the DSWD in monitoring and evaluating the implementation of this
23 Program; and

24 (6) Conduct with the DSWD field valuation of beneficiaries and their respective
25 lessors in the rental housing units.

26 **SEC. 9. Appropriations.** – The amount necessary for the implementation of this Act
27 shall be included in the annual General Appropriations Act.
28

29 **SEC. 10. Implementing Rules and Regulations.** – The DHSUD shall, in coordination
30 with relevant government agencies, issue rules, regulations, and guidelines necessary to carry
31 out the intent and purposes of this Act within six (6) months from the date of effectivity.
32

33 **SEC. 11. Mandatory Review on the Implementation of this Act.** – The DHSUD shall
34 submit to both Houses of Congress a report on the implementation of this Program at the end
35 of the second year from the date of effectivity of this Act and every two (2) years thereafter.
36

37 **SEC. 12. Separability Clause.** – If any portion or provision of this Act is held
38 unconstitutional or invalid, the remaining provisions not affected thereby shall continue to be
39 in full force and effect.
40

41 **SEC. 13. Repealing Clause.** – All laws, executive orders, proclamations, rules,
42 regulations and other issuances or parts thereof which are inconsistent with the provisions of
43 this Act are hereby repealed, amended or modified accordingly.
44

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

Approved,