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SENATE  
S. Joint Res. No. 8

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Prepared by the Committee on Urban Planning, Housing and Resettlement  
with Senators Ejercito and Legarda as authors thereof

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### JOINT RESOLUTION

AUTHORIZING THE NATIONAL HOUSING AUTHORITY TO AWARD TO OTHER QUALIFIED BENEFICIARIES THE UNAWARDED HOUSING UNITS, AWARDED HOUSING UNITS THAT ARE NOT YET OCCUPIED AND WHOSE OWNERSHIP AND POSSESSION ARE SURRENDERED BY THEIR RESPECTIVE AWARDEES, AND HOUSING UNITS WHOSE RESPECTIVE AWARDS WERE CANCELLED IN THE ARMED FORCES OF THE PHILIPPINES (AFP)/PHILIPPINE NATIONAL POLICE (PNP)/BUREAU OF FIRE PROTECTION (BFP)/BUREAU OF JAIL MANAGEMENT AND PENOLOGY (BJMP)/BUREAU OF CORRECTIONS (BUCOR) HOUSING PROJECTS

1        WHEREAS, Section 9, Art. XIII, Constitution mandates the State to, "by  
2 law, and for the common good, undertake, in cooperation with the private  
3 sector, a continuing program of urban land reform and housing which will  
4 make available at affordable cost, decent housing and basic services to  
5 underprivileged and homeless citizens in urban centers and resettlement  
6 areas.

7  
8        WHEREAS, The Philippine Development Plan 2017-2022 cites that  
9 despite the efforts of key shelter agencies, housing needs for the period 2011  
10 to 2016 stood at an estimated 5.55 million units, with some 16 percent living in  
11 unacceptable housing and another 8.83 percent living in doubled-up  
12 households in acceptable housing;

13  
14        WHEREAS, the housing need is expected to increase to 6.8 million units  
15 during the period 2017 to 2022, which includes increase in inventory losses  
16 due to households affected by natural calamities and project-affected families  
17 due to expected accelerated infrastructure spending;

1  
2       **WHEREAS**, notwithstanding the huge housing need, the Philippine  
3 Development Plan 2017-2022 cites limited appropriations as one of the  
4 challenges faced by the housing sector;  
5

6       **WHEREAS**, recognizing that low-salaried government employees are  
7 part of the statistics that comprise the overall housing need, the government  
8 has declared it a policy through Administrative Order No. 9, s. 2011, "to  
9 improve the welfare of government employees, including military and police  
10 personnel, by providing them with decent and affordable shelter";  
11

12       **WHEREAS**, Administrative Order No. 9, s. 2011, directed the National  
13 Housing Authority (NHA) to implement the "AFP/PNP Housing Project"  
14 and provide permanent housing sites for qualified low-salaried members of  
15 the Armed Forces of the Philippines (AFP) and Philippine National Police  
16 (PNP);  
17

18       **WHEREAS**, the project was expanded to include employees of the BFP,  
19 and BJMP through a Memorandum from the Executive Secretary in  
20 November 2011 and, later on in February 2012, BUCor personnel were  
21 likewise covered;  
22

23       **WHEREAS**, the funding complement for the implementation of  
24 Administrative Order No. 9 was released through the General Appropriations  
25 Act for the years 2013 to 2015;

26       **WHEREAS**, according to the Department of Budget and Management  
27 (DBM), a total of Php20.779 Billion was already released for the  
28 implementation of the AFP/PNP/BFB/BJMP/BUCor Housing Project with a  
29 target of 74,195 housing units as of March 31, 2017;

30       **WHEREAS**, according to the Commission on Audit (COA) Report on  
31 the NHA for CY 2016, on the one hand, the target housing units for  
32 completion were 68,689 units, the completed housing units reached 62,472 of  
33 which only 7,143 were occupied and that the unoccupied units totaled 55,329;

34       **WHEREAS**, according to the NHA, on the other hand, out of a target of  
35 74,195 housing units as of 31 July 2017, 63,836 units were fully completed, and  
36 of the completed units, only 8,837 units are occupied;

37       **WHEREAS**, the COA concluded that the low occupancy rate of the  
38 completed housing units will result in the loss of opportunity for government



1 to recover costs that can be spent for other social projects, fast deterioration of  
2 the units, exposure of the units to the risk of being occupied by  
3 families/persons other than the intended beneficiaries, and deprivation of the  
4 intended beneficiaries of the timely use of and benefits from the program;

5 **WHEREAS**, the low occupancy rate of the completed housing units by  
6 their intended beneficiaries is a clear indication of a failed program in the face  
7 of the magnitude of the need for housing;

8 **WHEREAS**, like the AFP/PNP/BFP/BJMP/BUCor personnel, many  
9 Filipinos are in need of housing, and these include other low-salaried  
10 government employees like public school teachers, employees of the city or  
11 municipality that has jurisdiction over the housing project, barangay officials  
12 and employees, the informal settlers in the area where the project is located,  
13 and other underprivileged and homeless families in urban centers and in  
14 areas affected by government infrastructure and developmental projects who  
15 all deserve a roof over their heads;

16 **WHEREAS**, given the gargantuan housing need to be addressed and  
17 the limited resources of government, the need to make sure that these  
18 resources, in particular the housing units in the  
19 AFP/PNP/BFP/BJMP/BUCor Housing Projects, are put to good use, not left  
20 to deteriorate, and not allowed to go to waste has become, now more than  
21 ever, paramount – thus requiring the immediate awarding to other qualified  
22 beneficiaries of the following:

23 a) unawarded housing units;

24 b) awarded housing units that are not yet occupied and whose  
25 ownership and possession are surrendered by their respective awardees in  
26 favor of another unit in another housing project; and

27 c) housing units whose respective awards were cancelled by reason  
28 of default in the payment of amortization or for any violation of the terms  
29 and conditions of the individual loan agreement in accordance with  
30 existing laws;

31 **WHEREAS**, the housing need faced by the country is too huge to be  
32 ignored and it will, without doubt, serve public good and welfare if the  
33 aforestated housing units in the AFP/PNP/BFP/BJMP/BUCor Housing

1 Projects are awarded by the NHA to other low-salaried government  
2 employees and other qualified beneficiaries, giving priority to those belonging  
3 to the lowest 30% of the urban income-earners, consistent with its mandate:  
4 Now, therefore, be it:

5 *RESOLVED, as it is hereby Resolved by the Senate and House of*  
6 *Representatives in Congress assembled,* To authorize the NHA to award to  
7 other qualified beneficiaries the unawarded housing units, awarded housing  
8 units that are not yet occupied and whose ownership and possession are  
9 surrendered by their respective awardees in favor of another unit in another  
10 housing project, and housing units whose respective awards were cancelled  
11 by reason of default in the payment of amortization or for any violation of the  
12 terms and conditions of the individual loan agreement in accordance with  
13 existing laws in the AFP/PNP/BFP/BJMP/BUCor Housing Projects;  
14

15 *RESOLVED, further,* to direct the NHA Board to convene within sixty  
16 (60) days from the approval of this Joint Resolution for the purpose of  
17 formulating the Rules and Regulations necessary to ensure the efficient award  
18 of the aforestated housing units;  
19

20 *RESOLVED, finally,* that existing laws and issuances contrary to the  
21 provisions of this Joint Resolution shall be deemed amended upon the  
22 approval of this Joint Resolution.

Approved,