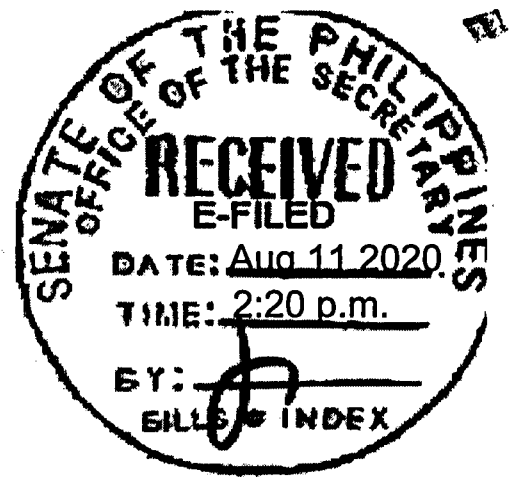


EIGHTEENTH CONGRESS OF THE )  
REPUBLIC OF THE PHILIPPINES )  
*Second Regular Session* )



SENATE  
S. No. 1767

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**Introduced by SENATOR RAMON BONG REVILLA, JR.**

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**AN ACT  
ESTABLISHING THE RENTAL HOUSING SUBSIDY PROGRAM, PROVIDING  
FUNDS THEREFOR AND FOR OTHER PURPOSES**

**EXPLANATORY NOTE**

As stated in the Philippine Development Plan 2017-2022, the country has a total housing need of approximately 6.80 million units, with a housing backlog of 2.02 million as of December 2016. A huge number of this are households in "unacceptable housing," i.e. those living rent-free without consent of the owner, homeless, those in dilapidated or condemned structures, and those in marginal housing units. Moreover, as of 2011, there are 1.50 million informal sector families (ISFs) nationwide, almost 40% of which are in Metro Manila.

However, socialized housing development programs are hampered by slow process of land acquisition, limited affordable land, problems in resettlement site development, among others. At times, informal settler families hesitate to move to resettlement areas due to lack of livelihood opportunities and inadequate access to basic services and utilities.

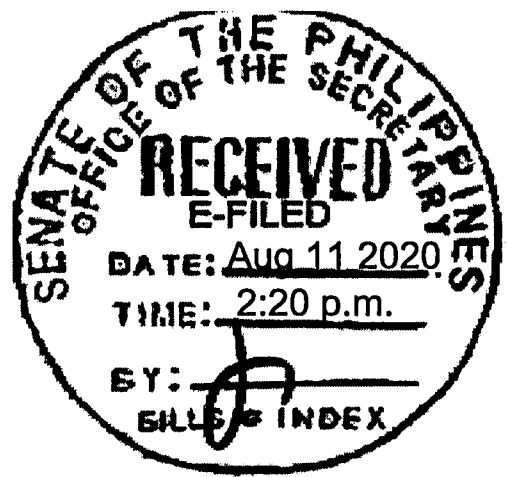
This bill proposes the creation of a rental housing subsidy program to provide direct financial aid to informal settler beneficiaries who are living in indecent, inhuman and unsafe shelters. The program is intended to allow them to immediately and temporarily relocate into safe and suitable rental housing spaces, and assist them to ease into ownership of their own permanent housing units under the formal socialized, economic and low-cost housing mechanisms.

The measure is also consistent with on-site and in-city resettlement thrust of our housing programs, especially in relocating households affected by government infrastructure projects and natural calamities.

In this light, the immediate passage of this bill is hereby sought.

  
**RAMON BONG REVILLA, JR.**

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FUNDS THEREFOR AND FOR OTHER PURPOSES**

*Be it enacted by the Senate and House of Representative 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 Sec. 2. *Declaration of Policy.* – It is hereby declared the policy of the State to:

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

8 (b) Provide an innovative housing program providing affordable, livable, and  
9 decent housing, as well as access to basic social services, especially for the  
10 underprivileged;

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

13 (d) Provide for options for interim housing for dislocated families due to natural  
14 and man-made disasters.

15 Sec. 3. *Definition of Terms.* – For purposes of this Act, the following terms  
16 shall be understood to mean as follows:

- 1 (a) Dislocation – refers to the state of being displaced from one place to  
2 another due to causes such as, but not limited to, eviction and demolition;
- 3 (b) Informal Settler Beneficiary (ISB) — refers to underprivileged individuals or  
4 households who are in immediate need of relocation and who are living  
5 under any of the following conditions:
- 6 (1) Where the individual or household is living in a lot or dwelling unit  
7 without the consent of the legal owner of such lot or dwelling unit;
- 8 (2) Where the individual or household is living in danger areas such as such  
9 as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, and  
10 waterways, as determined by the Department of Human Settlements  
11 and Urban Development (DHSUD);
- 12 (3) Where the individual or household is living in an area reserved or used  
13 for government infrastructure projects;
- 14 (4) Where the individual or household is living in an area which is classified  
15 as a protected or forest area, except indigenous peoples;
- 16 (5) Where the individual or household is living in an area declared as a  
17 priority development area under Proclamation No. 1967, series of 1980,  
18 as applicable;
- 19 (6) Where the individual or household is living on public lands, structures,  
20 or facilities not intended for human habitation; or
- 21 (7) Where the individual or household is living on hazardous/high-risk  
22 areas or within danger zones of natural calamities, as identified by  
23 disaster risk reduction and management plans of local government  
24 units.
- 25 (c) Rental Housing Subsidy – refers to the financial assistance provided by the  
26 government to rent accommodation in the private rental market, the  
27 amount which shall not exceed the rates as regulated under Republic Act  
28 No. 9653, otherwise known as the "Rent Control Act."

29 **Sec. 4. Rental Housing Subsidy Program.** – A Rental Housing Subsidy Program,  
30 hereinafter referred to as the "Program," shall be established as a housing and social  
31 protection program with the end view of enabling ISBs to lead decent lives and  
32 supporting them in accessing the formal housing market. It shall be made an option

1 to address the temporary relocation of displaced families due to natural and man-  
2 made disasters.

3 Eligible beneficiaries shall receive a rental subsidy, the amount of which shall  
4 be determined by the DHSUD taking into consideration, among others, the prevailing  
5 rental rates in the concerned locality and the economic standing and potential of the  
6 family. The subsidy shall be a percentage of the total amount of rentals as determined  
7 by the rental or lease contract between the eligible beneficiary and the lessor, provided  
8 that for those eligible beneficiaries below the poverty threshold as determined by the  
9 Philippine Statistics Authority, the subsidy shall be at least 60% of the total amount of  
10 rentals.

11 Notwithstanding any provisions to the contrary, at any time but not more than  
12 once every two (2) years, subsidies given under the program shall be reviewed or  
13 revised to conform to prevailing economic conditions.

14 Rental subsidy shall be granted to eligible beneficiaries for a maximum of five  
15 (5) years or upon their availment or acquisition of permanent housing, whichever  
16 comes first.

17 **Sec. 5. Eligibility** – To be an eligible beneficiary under this Act, an individual or  
18 household must:

- 19 (a) Live under any of the conditions under Sec. 3, paragraph b, of this Act;  
20 (b) Have a source of livelihood or have at least one (1) member of the  
21 household gainfully employed; and  
22 (c) Vacate the informal settlement area in which they are presently living and  
23 transfer or relocate to a safer area.

24 **Sec. 6. Conditions for Continued Entitlement or Eligibility.** – All eligible  
25 beneficiaries shall comply with the following conditions for continued availment of the  
26 benefits under this Act:

- 27 (a) The beneficiaries shall not move or relocate back to the area in which they  
28 were originally living in unless such move or relocation has been permitted  
29 by the proper government authorities taking into consideration the purpose  
30 of the program; and  
31 (b) The beneficiaries shall pay that portion of the rentals not subsidized under  
32 the program to the lessor.

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

3 Whenever possible, program applicants who enter into a written rent-to-own  
4 agreement with the lessor which will result in the eventual transfer of ownership of  
5 the particular dwelling in favor of the former shall also be considered.

6 *Sec. 7. Form of Payment.* – The rental subsidy shall be distributed by the  
7 DSHUD in such form as may be identified by the DHSUD to be most beneficial and  
8 appropriate for the beneficiaries.

9 *Sec. 8. Roles of Government Agencies.* – The program shall involve the national  
10 government agencies and instrumentalities with the following roles:

11 (a) The DHSUD shall:

- 12 (1) Coordinate with housing agencies to formulate program targets and  
13 integrate these to the national housing policy;
- 14 (2) Promulgate appropriate housing policies among the attached  
15 corporations of the DHSUD in line with the implementation of this  
16 program;
- 17 (3) Enlist beneficiaries and their lessors for the program;
- 18 (4) Set up monitoring and evaluation system, tools, exit strategy, and  
19 methodologies on compliance with conditions, implementation, output,  
20 and impact assessments together with its attached agencies, the  
21 Department of Social Welfare and Development (DSWD), the  
22 Presidential Commission on the Urban Poor (PCUP), and the local  
23 government units; and
- 24 (5) Recommend to Congress measures for the proper and responsive  
25 implementation of this Act.

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

- 27 (1) Certify the eligibility of the beneficiaries under the program;
- 28 (2) Coordinate with infrastructure program implementing agencies,  
29 including but not limited to the Department of Public Works and  
30 Highways (DPWH) and the Department of Transportation (DOTr) for the  
31 identification of areas housing persons who are in need of immediate  
32 resettlement;

1 (3) Update the alphalist and socio-economic profiles of beneficiaries to be  
2 resettled as part of the National Resettlement Program; and

3 (4) Design and conduct appropriate monitoring and evaluation of the  
4 implementation of this program, which shall include a grievance and  
5 redress system.

6 (c) The Home Development Mutual Fund (HDMF) shall enroll the beneficiaries  
7 to the HDMF system so as to facilitate their entry into the formal housing  
8 market.

9 (d) The DSWD shall design the social preparation activities, and form and  
10 conduct workshops and training programs to ensure that beneficiaries are  
11 aware of the benefits under the program, including the parameters and  
12 conditions for eligibility.

13 (e) The PCUP shall:

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

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

17 (f) The Technical Education and Skills Development Authority (TESDA) shall  
18 provide skills training to beneficiaries.

19 (g) The local government units shall:

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

22 (2) Assist the NHA in conducting census and tagging of ISBs in need of  
23 immediate resettlement;

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

25 (4) Contain the vacated areas of ISBs to help achieve the objectives of this  
26 program;

27 (5) Assist the DSWD in monitoring and evaluating the implementation of this  
28 program; and

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

31 *Sec. 9. Additional Positions and Personnel for the DHSUD.* – For purposes of  
32 this Act, the DHSUD shall, in accordance with pertinent civil service rules, create

1 positions and enlist additional personnel to ensure the proper and appropriate  
2 implementation of the program under this Act.

3       Sec. 10. *Appropriations.* – The amount necessary for the effective  
4 implementation of this Act shall be charged against the current appropriations for the  
5 DHSUD. Thereafter, such amounts as necessary for its continued implementation shall  
6 be included in the General Appropriations Act.

7       Sec. 11. *Inter-Agency Cooperation and Adoption of Simplified Procedures.* –  
8 The concerned government agencies shall endeavor to simplify the procedures for  
9 application, certification and release of subsidies to the beneficiaries. They shall also  
10 endeavor to create one-stop centers, a common location or single website/portal,  
11 which can receive and process applications, in accordance to Republic Act No. 11032  
12 otherwise known as the "Ease of Doing Business and Efficient Government Service  
13 Delivery Act."

14       Sec. 12. *Implementing Rules and Regulations.* – The DHSUD, in coordination  
15 with relevant government agencies, shall issue rules, regulations, and guidelines  
16 necessary to carry out the intent and purposes of this Act within six (6) months from  
17 the date of effectivity.

18       Sec. 13. *Mandatory Review on the Implementation of this Act.* - The DHSUD  
19 shall submit to the Congress a report on the implementation of this program at the  
20 end of the second (2<sup>nd</sup>) year from the date of effectivity and every two (2) years  
21 thereafter.

22       Sec. 14. *Separability Clause.* – If any provision or part hereof is held invalid or  
23 unconstitutional, the remainder of the law or the provision or part not otherwise  
24 affected shall remain valid and subsisting.

25       Sec. 15. *Repealing Clause.* – Any law, presidential decree or issuance, executive  
26 order, letter of instruction, administrative order, rule, or regulation contrary to or  
27 inconsistent with the provisions of this Act are hereby repealed, modified, or amended  
28 accordingly.

29       Sec. 16. *Effectivity.* – This Act shall take effect fifteen (15) days after its  
30 publication in the *Official Gazette* or in a newspaper of general circulation.

31       *Approved,*