



'22 AUG -8 A11 :48

SENATE

S. No. 1076

RECEIVED BY:

Introduced by Senator Manuel "Lito" M. Lapid

AN ACT
ESTABLISHING A RENTAL SUBSIDY PROGRAM FOR INFORMAL SETTLER
FAMILIES, APPROPRIATING FUNDS THEREFOR, AND FOR OTHER
PURPOSES

EXPLANATORY NOTE

Isang malaking hamon sa ating programang pabahay ang umagapay sa lumalaking pangangailangan ng ating mga kababayan. Dagdag pa po rito ang biglaang pangangailangan dala ng mga kalamidad at mga agarang proyekto ng gobyerno kung saan napipilitan po ang ating mga kababayan na lisanin ang kanilang mga tahanan.

Our housing and resettlement program has always been trying to catch up to the ever-increasing demands of our population. On top of the challenge of building the actual living facilities, many target beneficiaries refuse relocation sites because the sites are not yet ready due to lack of access to sources of livelihood, reliable transportation, and even basic government services.

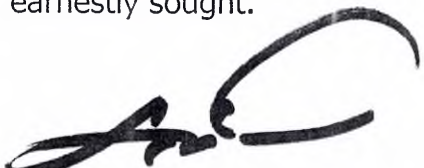
This bill seeks to establish a program which allows the government to enter into a rent subsidy program for qualified families.

Sa pamamagitan ng isang alternative program kung saan sa halip na i-relocate sa malayong lugar ang mga pamilya ay magkakaroon sila ng subsidya sa kanilang upa, mabibigyan natin ng pagkakataon ang mga beneficiary na manatili sa lugar malapit sa kanilang dating tirahan. Hindi na nila kakailanganing maghanap ng ibang trabaho o kaya ay ilipat ng paaralan ang kanilang mga anak.

This also creates a multi-agency effort that looks into various aspects relating to housing and human settlements to ensure that the programs are effective and least disruptive as possible to the beneficiaries.

By allowing the families to stay in the cities, we are able to keep the families productive members of the communities and our country. We will also be able to minimize the stress of mass migration to the receiving local government units.

In view of the foregoing, the approval of this bill is earnestly sought.



MANUEL "LITO" M. LAPID
Senator

'22 AUG -8 A11 :49

SENATE

S. No. 1076

RECEIVED BY: 

Introduced by Senator Manuel "Lito" M. Lapid

1 **AN ACT**
2 **ESTABLISHING A RENTAL SUBSIDY PROGRAM FOR INFORMAL SETTLER**
3 **FAMILIES, APPROPRIATING FUNDS THEREFOR, AND FOR OTHER**
4 **PURPOSES**

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

5 SECTION 1. *Short Title.* - This Act shall be known as the "Rental Housing
6 Subsidy Act of 2022".

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

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

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

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

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

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

20 (a) "Dislocation" refers to the state of being displaced from one place to
21 another due to causes such as eviction and demolition.

1 (b) "Informal Settler Beneficiaries" (ISB) refer to individuals or households
2 living in their own house or renting a dwelling unit:

3 i. Without consent of the lot owner;

4 ii. In danger areas as defined under Republic Act No. 7279, otherwise
5 known as the "Urban Development and Housing Act of 1992";

6 iii. In government-owned lands to be used for government infrastructure
7 projects;

8 iv. In protected forest areas except for indigenous people;

9 v. In areas of priority development as declared under Proclamation No.
10 1967, Series of 1980, if applicable; or

11 vi. In other government public lands or facilities not intended for human
12 habitation.

13 (c) "Lessee" shall refer to the person renting a residential unit.

14 (d) "Owner/Lessor" shall include the owner, administrator, or agent of the
15 owner of the residential unit.

16 (e) "Rent" shall mean the amount paid for the use or occupancy of a residential
17 unit whether payment is made on a monthly or other basis.

18 (f) "Rental Housing Subsidy" refers to partial financial assistance provided by
19 the government to eligible program beneficiaries to rent accommodation in
20 the private rental market. The amount shall not exceed the rates as
21 regulated under Republic Act No. 9653, otherwise known as the "Rent
22 Control Act of 2009".

23 *SEC. 4. Rental Housing Subsidy Program.* – There is hereby established the
24 Rental Housing Subsidy Program, hereinafter referred to as the "Program," to provide
25 social protection and support to ISBs in accessing the formal housing market. It shall
26 be made an option to address the temporary relocation of displaced families due to
27 natural and man-made disasters.

28 Eligible ISBs shall receive a flat rental subsidy rate of Three thousand five
29 hundred pesos (PhP 3,500.00) for those living in Metro Manila, and a rental subsidy
30 rate to be jointly determined by the Department of Human Settlements and Urban
31 Development (DHSUD) and the National Economic and Development Authority (NEDA)

1 for those living in all other regions, taking into consideration the prevailing minimum
2 wage and rental rates per region, but not to exceed Three thousand five hundred
3 pesos (PhP3,500.00): Provided, That the rental subsidy shall not exceed the actual
4 rent: Provided, further, That at any time, but not more than once every two (2) years,
5 such subsidy may be reviewed or revised jointly by the DHSUD and NEDA to conform
6 with prevailing economic conditions.

7 Rental subsidy shall be granted to eligible beneficiaries until the date of
8 completion of the permanent housing project intended for them or upon their actual
9 transfer to the permanent housing project, whichever comes first: Provided, That, in
10 case of delay in the completion of the permanent housing project, the rental subsidy
11 shall be extended: Provided, further, That the agency implementing the permanent
12 housing project shall bear the cost of the extended rental subsidy.

13 SEC. 5. *Eligibility.* – To be an eligible beneficiary under this Act, an individual or
14 household must:

- 15 (a) Live under any of the conditions under Sec. 3, paragraph b, of this Act;
16 (b) Have a source of livelihood or have at least one (1) member of the
17 household gainfully employed: Provided, That the daily cumulative income
18 of said family will amount to the prevailing minimum wage in the region;
19 and
20 (c) Vacate the informal settlement area in which they are presently living and
21 transfer or relocate to a safer, decent, and formal settlement and sign a
22 maximum five (5) - year contract with the government.

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

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

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

3 (c) Beneficiaries who maintain good payment standing shall be prioritized as
4 beneficiaries in government housing programs.

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

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

11 (a) The DHSUD shall:

- 12 i. Coordinate with housing agencies to formulate Program targets and
13 integrate these to the national housing policy;
- 14 ii. Promulgate appropriate housing policies among the attached
15 corporations of DHSUD and other concerned implementing agencies
16 as necessary in line with the implementation of this Program;
- 17 iii. Maintain a national database of validated ISBs, their socio-economic
18 profile, and their respective lessors as well as the link to publicly
19 accessible registry of lessors, and the location and basic description
20 of the rental housing unit;
- 21 iv. Enlist beneficiaries and their lessors for the Program;
- 22 v. Disburse the rental subsidy to the lessors of the ISBs through a
23 dedicated bank account in a government bank;
- 24 vi. Formulate guidelines on the minimum design of a safe, decent, and
25 adequate rental housing unit that considers public health goals;
- 26 vii. Set up a monitoring and evaluation system, tools, grievance and
27 redress system, exit strategy, and methodologies on compliance with
28 conditions, implementation, output, and impact assessments
29 together with its attached agencies, the Department of Social Welfare
30 and Development (DSWD), the Presidential Commission for the

1 Urban Poor (PGUP), the Technical Education and Skills Development
2 Authority (TESDA), and the Local Government Units (LGUs); and
3 viii. Recommend to Congress measures for the proper and responsive
4 implementation of this Act.

5
6 (b) The National Housing Authority (NHA) shall:

- 7 i. Coordinate with infrastructure program implementing agencies,
8 including the Department of Public Works and Highways (DPWH)
9 and the Department of Transportation (DOTr), regarding the
10 identification of areas suitable for housing projects and the persons
11 who need immediate resettlement;
12 ii. Conduct census and tagging of affected ISBs for immediate
13 resettlement;
14 iii. Certify and submit to DHSUD the list of eligible ISBs living in
15 government-owned land to be used for government infrastructure
16 project and in areas for priority development as declared under
17 Proclamation No. 1967, s. 1980, if applicable, in coordination with
18 DOTr, DPWH, and LGUs; and
19 iv. Provide a national database of resettlement housing units ready for
20 occupancy by intended ISBs of the program.

21
22 (c) The LGUs shall:

- 23 i. Assist the NHA in conducting census and tagging of ISBs in need of
24 immediate resettlement;
25 ii. Assist the DSWD and PGUP in conducting social preparation
26 activities;
27 iii. Contain the vacated areas of ISBs to help achieve the objectives of
28 this Program;
29 iv. Assist the DSWD in conducting field validation of beneficiaries and
30 their respective lessors for the rental housing units.

- 1 v. Conduct an inventory of rental housing units that are compliant with
- 2 the minimum design and standard facilities set by the DHSUD in
- 3 consultation with other concerned agencies;
- 4 vi. Assist in monitoring and evaluation of the Program, especially the
- 5 continued occupancy of rental housing units by ISBs;
- 6 vii. Maintain a database of ISBs as defined in this Act and registered
- 7 lessors in their area of jurisdiction that can be linked to DHSUD's
- 8 national database and shared with other concerned government
- 9 implementing agencies of the Program; and
- 10 viii. Maintain a publicly accessible registry of rental housing units with
- 11 basic description, which are compliant with minimum design and
- 12 standard facilities in their respective area of jurisdiction.
- 13

14 (d) The DSWD shall:

- 15 i. Validate the list of eligible ISBs provided by DHSUD against the
- 16 "Listahanan" or the National Household Targeting System for
- 17 Poverty Reduction (NHTS-PR);
- 18 ii. With the assistance of LGUs, conduct field validation of ISBs and
- 19 their respective lessors for the rental housing units;
- 20 iii. Submit the list of validated ISBs to DHSUD for funding;
- 21 iv. Jointly undertake with the PGUP and the Department of the Interior
- 22 and Local Government (DILG) the design of the social preparation;
- 23 and
- 24 v. Jointly undertake with the PGUP and LGUs the conduct of the social
- 25 preparation.
- 26

27 (e) The PGUP shall:

- 28 i. Jointly undertake, with the DSWD and the DILG, the design of the
- 29 social preparation; and
- 30 ii. Jointly undertake, with the DSWD and LGUs, the conduct of social
- 31 preparation.
- 32

1 (f) The TESDA shall provide skills training to at least one (1) household
2 member of the beneficiaries. It shall ensure that the skills trainings provided
3 to beneficiaries are in line with the environment of the relocation site.
4

5 (g) The Home Development Mutual Fund (HDMF) shall enroll in its system at
6 least one (1) household member of the applicant-beneficiaries of the
7 Program to facilitate their entry into the formal housing market.

8 Provided, that a national program steering committee, and regional, provincial,
9 city, and municipal technical working groups (TWGs) composed of the DHSUD, NHA,
10 LGUs, DSWD, TESDA, PGUP, and HDMF shall be constituted to define the line of
11 coordination and to ensure seamless program coordination.

12 Provided, further, That DHSUD shall closely collaborate with the NHA, DSWD,
13 DILG, and Department of Budget and Management (DBM) in the development of a
14 program design and funding mechanism.

15 SEC. 9. *Additional Positions and Personnel for the DHSUD.* – For purposes of
16 this Act, the DHSUD shall, in accordance with pertinent civil service rules, create
17 positions and enlist additional personnel to ensure the proper and appropriate
18 implementation of the Program under this Act, subject to the evaluation and approval
19 by the DBM.

20 SEC. 10. *Appropriations.* – The amount necessary for the effective
21 implementation of this Act shall be charged against the current appropriations for
22 DHSUD. Hereafter, such amount as may be necessary for its continued implementation
23 shall be included in the annual General Appropriations Act: Provided, that funding
24 support for agencies implementing the Program shall be included in the necessary
25 appropriations for this Act.

26 SEC. 11. *Implementing Rules and Regulations.* – The DHSUD, in coordination
27 with relevant government agencies, shall issue rules, regulations, and guidelines
28 necessary to carry out the intent and purposes of this Act within six (6) months from
29 date of effectivity.

1 SEC. 12. *Mandatory Review on the Implementation of this Act.* – The DHSUD
2 shall submit to the Congress a report on the implementation of this Program at the
3 end of the second year from the date of effectivity of this Act and every two (2) years
4 thereafter.

5 SEC. 13. *Separability Clause.* – If any provision of this Act, or parts thereof, is
6 declared unconstitutional, the same shall not affect the validity and effectivity of the
7 other portions.

8 SEC. 14. *Repealing Clause.* - All laws, executive orders, presidential decrees,
9 implementing rules and regulations inconsistent with this Act are hereby repealed or
10 modified accordingly.

11 SEC. 15. *Effectivity.* This Act shall take effect fifteen (15) days after its
12 publication in the Official Gazette or in two (2) newspapers of general circulation.

13 Approved,