



LEGISLATIVE RESEARCH SERVICE
QUICK NOTES
Second Regular Session, 19th Congress

Public Hearing of the Committee on Urban Planning, Housing and Resettlement joint with the Committees on Government Corporations and Public Enterprises; Ways and Means; and Finance

Chairperson: Sen. Imee R. Marcos

24 June 2024, Tuesday, 10:00 a.m., Sen. Tolentino Room, Senate

Re: Extension of the Corporate Term of the National Housing Authority

- **S. No. 653—Sen. Francis Tolentino**
- **S. No. 1258—Sen. Joseph Victor Ejercito**
- **S. No. 1713—Sen. Imee Marcos**
- **H. No. 10172—Reps. Romualdez, (F.M.), Marcos, Dalipe, Gonzales, Co-Pilar, Olaso, Guintu, et al.**

Background

- The National Housing Authority (NHA) was established in 1975 through Presidential Decree No. 757 issued by President Ferdinand E. Marcos on 31 July 1975. As classified, it is a government-owned and -controlled corporation under the administrative supervision of the Department of Human Settlements and Urban Development. It is primarily tasked with developing and implementing comprehensive housing programs for low-income families.
- Over the years, the NHA has played a pivotal role in addressing the country's housing needs, focusing on the construction of socialized housing projects, resettlement programs, and urban renewal initiatives.
- The extension of the corporate term of the NHA will authorize the agency to continue its operational life and maintain its legal capacity to carry out its mission, secure funding, and enter into long-term contracts and agreements crucial for its ongoing and future housing projects.



Highlights of the Bills

- Extending the corporate term of the NHA for a period of fifty (50) years.
- The NHA will continue to fulfill its mandates, exercise its powers and functions, and benefit from the incentives outlined in PD 757 and subsequent laws and issuances, unless explicitly repealed here. Additionally, it will retain all rights and responsibilities associated with these mandates.

Possible Points for Discussion

1. Identification of ongoing housing challenges in the Philippines:
 - Detailed analysis of the current housing deficit and its socioeconomic implications;
 - Discussion on the specific issues facing low- and middle-income families regarding housing affordability and accessibility;
 - Examination of urban migration trends and their impact on housing demand and informal settlements; and
 - Updates on the completed housing needs of residents in calamity-stricken (man-made or natural) areas.
2. Examination of the legal framework governing the extension of the NHA's corporate term.
3. Assessment of how the extension will affect the NHA's capacity to implement long-term housing projects:
 - Evaluation of the potential improvements in planning and execution of long-term housing projects with an extended term;
 - Sources of NHA funds aside from the government's allocation;
 - Impact analysis on the NHA's ability to secure multi-year funding and investments; and
 - Discussion about the continuity of strategic partnerships with local and international stakeholders.
4. Reasons for the dwindling budget of the NHA despite its program plans:
 - Analysis of the budget reduction from approximately P5 billion in 2022 to P2 billion in 2023 and P2.68 billion in 2024¹ despite having program plans and projects valued at about P70 billion (2023); and
 - Identification of weaknesses or lapses within the agency that may have contributed to the decline in budget allocation.

¹ <https://www.dbm.gov.ph/wp-content/uploads/GAA/GAA2024/VolumeI/SNA.pdf>

CHARTER STATEMENT AND STRATEGY MAP

VISION¹: A viable organization that leads in the provision of comprehensive and well-planned human settlements for the homeless, marginalized, and low-income families, thereby improving their quality of life.

MISSION^V: By 2025, NHA shall have addressed 23%^{2/} of the housing need of homeless, marginalized, and low-income families, by building affordable, livable, adequate, and inclusive communities with basic services and socio-economic opportunities

- CORE VALUES^V:**
- Transparency
 - Responsiveness
 - Accountability
 - Integrity
 - Teamwork
 - Excellence



2022 NHA Annual Report. Source: <https://nha.gov.ph/wp-content/uploads/2023/08/1-FINAL-ANNUAL-REPORT-2022-FINAL-LAYOUT-2.pdf>