

Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Quezon City

**EIGHTEENTH (18<sup>th</sup>) CONGRESS**  
First Regular Session

**HOUSE BILL NO. 4280**



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Introduced by REP. JOHNNY T. PIMENTEL

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**EXPLANATORY NOTE**

There are limited resettlement options for Informal Settler Families (ISFs). Philippine government's programs, which explicitly links homeownership to housing are inadequate to address the challenges of the sector. Resettlement programs are challenged by delays and costs of homeownership. With the urgency to transfer the increasing number of ISFs in the Philippines including those to be displaced from government's Build, Build, Build program, there is an opportunity to broaden solutions such as rental housing subsidy.

The landmark passage of Republic Act 11201 creating the Department of Human Settlements and Urban Development and its Implementing Rules and Regulations (IRR) include the formulation of public housing programs such as Rental housing subsidy. A pilot rental housing subsidy program broadens housing options, provides interim housing with least displacement and cheaper costs for the government.

The pilot for 2,000 families amounts to Php 172.56 Million which is cheaper than bunkhouses or staging areas. This will aid in the immediate transfer of ISFs residing in government infrastructure projects, provide interim housing for ISFs while construction of housing is in progress and prevent sudden dislocation of ISFs in cities. Rental housing subsidy will speed up the implementation of government infrastructure projects.

This measure seeks to institutionalize rental subsidy for the informal settlers in Metro Manila with an initial amount of Php 3,500.00 to assist them from the impacts of immediate dislocation emanating from eviction and demolition.

The approval of this Bill is earnestly sought.

  
**JOHNNY T. PIMENTEL**

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**AN ACT**  
**ESTABLISHING A RENTAL SUBSIDY PROGRAM**  
**FOR INFORMAL SETTLER FAMILIES (ISFS)**

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

Section 1. A Rental Subsidy Program for Informal Settler Families (ISF) in Metro Manila shall hereby be established.

Section 2. A Rental Housing Subsidy Program for ISFs, herein referred to as the Program, shall hereby be established as a housing and social protection program, with the end in view of enabling ISFs to lead decent lives and giving them access to the formal housing market. Eligible ISFs shall receive a flat-rate rental subsidy of Three-Thousand Pesos (P3,500.00) per month; Provided, that at any time, but not more often than once every two (2) years, such subsidy may be reviewed or revised to conform to prevailing economic conditions by the National Economic and Development Authority (NEDA) and the Department of Human Settlements and Urban Development (DHSUD). Rental subsidy shall be granted to qualified

beneficiaries for a maximum of five (5) years or upon their availment of permanent housing, whichever comes first.

Section 3. The amount necessary for the effective implementation of this Act shall be charged against the current appropriations for the DHSUD. Hereafter, such amount as may be necessary for its continued implementation shall be included in the annual General Appropriations Act.

Section 4. To fully implement the provisions of this Act, the DHSUD, the NHA, in close coordination with the DSWD, PCUP, and LGUs, herein represented by the Union of Local Authorities of the Philippines (ULAP) shall issue rules, regulations, guidelines necessary to carry out the intent and purpose of this Act.

Section 5. If any portion or provision of this Act shall be held unconstitutional or invalid, the remaining provisions not affected thereby shall continue to be in full force and effect.

Section 6. All laws, executive orders, proclamations, rules, regulations and other issuances or parts thereof which are inconsistent with the provisions of this Act are hereby repealed, amended or modified accordingly.

Section 7. This Act shall take effect fifteen (15) days following its publication in the Official Gazette or in at least two (2) newspapers of general circulation.

*Approved,*