Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH (17<sup>th</sup>) CONGRESS First Regular Session

HOUSE BILL NO.160

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Introduced by REP. JOSE CHRISTOPHER Y. BELMONTE

#### EXPLANATORY NOTE

The bill entitled, "An Act Establishing an On-Site, In-City or Near-City Policy in the Provision of Resettlement Sites for Informal Settler Families in Accordance with the People's Plan, Amending for this Purpose Republic Act. No. 7279, Otherwise Known as the 'Urban Development and Housing Act of 1992'," was originally filed during the 16th Congress as House Bill No. 3195 by Rep. Luis Ferrer IV, and House Bill No. 3975 by Rep. Ibarra Gutierrez III and Rep. Walden Bello. This bill was substituted by House Bill No. 5144. It later passed on 3rd Reading and was transmitted to the Senate for appropriate action.

The Philippine Covernment is mandated to initiate a program of land reform coupled with securing affordable housing and basic services to the underprivileged. Article XIII on Social Justice and Human Rights of the 1987 Constitution, explicitly provides thus:

"SECTION 9. The State shall, by law, and for the common good, undertake, in cooperation with the public sector, a continuing program of urban land reform and housing which will make available at affordable cost decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlements areas. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program the State shall respect the rights of small property owners."

"Section 10. Urban or rural poor dwellers shall not be evicted nor their dwellings demolished, except in accordance with law and in a just and humane manner.

No resettlement of urban or rural dwellers shall be undertaken without adequate consultation with them and the communities where they are to be relocated."

The *Urban Development and Housing Act* of 1992 provided a solution to the problem of informal settlement. The new law gave homeless Filipinos housing through the combined efforts of the government and the private sector. It also emphasized the need for providing safe, accessible and permanent homes to families living in danger areas.

However, the passage of the *Urban Development and Housing Act* failed to address the housing problem of the Philippines. As of 2015, there are almost 5.5 million Filipinos who are homeless. Furthermore, a study by the University of Asia and Pacific predicts that by

2030 the housing backlog may reach up to 6.5 million.

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This problem on housing will only increase through time as our population continues to grow. Recent estimates put the growth rate at 250, 000 per year. The 2015 year-end report of the Housing and Urban Development Coordinating Council (HUDCC) showed that from July 2010 to December 2015, only 894,569 families were given housing assistance.<sup>2</sup> If this trend continues, the housing problem in our country will only continue to pile-up in the coming years.

This shows the crucial issue of sustainability in the different government housing programs as regards relocation of informal settlers.

In 2011. the Aguino Government allocated Fifty Billion Pesos (Php50,000,000,000.00) for a five-year resettlement program aimed to ensure safe and floodresilient permanent housing solutions for 104,219 informal settler families (ISFs) living in 'dangerous areas' in the National Capital Region. The main highlight of this program was the Joint Memorandum Circular used as a major framework for the housing projects to be undertaken.

The Joint Memorandum Circular signed by implementing government agencies is a major milestone in achieving the sustainability needed for informal settlers. It adopted the policy of on-site or, in situations where this is not possible, in-city or, if still not possible, near city resettlement sites. It also added the adoption of a "People's Plan" wherein the community to be relocated actively participates in crafting their own proposal for relocation.

The adoption of an "on-site, in-city, near city" housing policy on resettlement safeguards the access of informal settlers to their employment and their market for their business. The standardization of the "People's Plan" not only empowers the community but also ensures a constant participation and partnership with informal settlers. Both of this innovation will surely enhance the sustainability and the continuity of the resettlement program.

> In view of the foregoing, the passage of this bill is earnestly sought. Whelmort

http://www.sunstar.com.ph/cebu/business/2015/07/10/housing-backlog-grows-250k-yearly-418248

<sup>&</sup>lt;sup>2</sup>http://www.hudcc.gov.ph/sites/default/files/styles/large/public/document/Accomp\_July%20 2010%20to%20December%202015-FINAL-2.pdf



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## SEVENTEENTH (17<sup>th</sup>) CONGRESS First Regular Session

# HOUSE BILL NO.160

## Introduced by REP. JOSE CHRISTOPHER Y. BELMONTE

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### AN ACT

ESTABLISHING AN ON-SITE, IN-CITY OR NEAR-CITY RESETTLEMENT PROGRAM FOR INFORMAL SETTLER FAMILIES IN ACCORDANCE WITH A PEOPLE'S PLAN AND MANDATING RELOCATING LOCAL GOVERNMENT UNITS TO PROVIDE OTHER BASIC SERVICES AND LIVELIHOOD COMPONENTS IN FAVOR OF THE RECIPIENT LOCAL GOVERNMENT UNIT, AMENDING FOR THE PURPOSE REPUBLIC ACT NO. 7279, AS AMENDED, OTHERWISE KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992"

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

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SECTION 1. Short Title. - This Act shall be known as the "On-site, In-City or Near-City Resettlement Act".

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**SEC. 2.** Amendatory Provisions. – For purposes of this Act, the following provisions of Republic Act No. 7279, otherwise known as the "Urban Development and Housing Act of 1992", are hereby amended as follows:

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(a) Section 3 of Republic Act No. 7279 is hereby amended to read as follows:

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"SEC. 3. Definition of Terms. - For purposes of this Act:

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"(w) x x x; [and]

"XXX

24 25 "(x) 'Zonal Improvement Program or ZIP' refers to the program of the National Housing Authority of upgrading and improving blighted squatter areas within the cities and municipalities of Metro Manila pursuant to existing statutes and pertinent executive issuances[.];

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"(Y) 'ADEQUATE AND GENUINE CONSULTATION' REFERS TO THE STANDARD OF CONSULTATION WITH THE AFFECTED

INFORMAL SETTLER FAMILIES (ISFS) WHICH SHALL REQUIRE THE 1 FOLLOWING: 2 "(1) EFFECTIVE DISSEMINATION OF RELEVANT INFORMATION 3 AND DOCUMENTS INCLUDING LAND RECORDS, HOUSING BUDGETS, 4 THE PROPOSED PLAN OR PROJECT, ALTERNATIVE HOUSING 5 OPTIONS, AND COMPREHENSIVE RESETTLEMENT PLANS; 6 "(2) REASONABLE TIME FOR THE PUBLIC TO REVIEW, 7 COMMENT AND OBJECT TO THE PROPOSED PLAN OR PROJECT; 8 "(3) PROVISION BY THE GOVERNMENT OR NONGOVERNMENT 9 ORGANIZATIONS OF LEGAL, TECHNICAL, AND OTHER ADVICE TO 10 AFFECTED PERSONS ON THEIR RIGHTS AND OPTIONS; 11 "(4) PUBLIC HEARINGS THAT PROVIDE AFFECTED ISFS AND 12 THEIR ADVOCATES WITH OPPORTUNITIES TO CHALLENGE THE 13 EVICTION DECISION OR PRESENT ALTERNATIVE PROPOSALS AND 14 TO ARTICULATE THEIR DEMANDS AND DEVELOPMENT PRIORITIES; 15 AND 16 "(5) IN CASE NO AGREEMENT IS REACHED ON THE PROPOSALS 17 OF THE CONCERNED PARTIES, AN INDEPENDENT BODY HAVING 18 CONSTITUTIONAL AUTHORITY, SUCH AS A COURT OF LAW, SHOULD 19 MEDIATE, ARBITRATE OR ADJUDICATE AS MAY BE APPROPRIATE; 20 "(Z) 'CIVIL SOCIETY ORGANIZATIONS OR CSOS' REFERS TO 21 (NGOs) ORGANIZATIONS NONGOVERNMENTAL 22 TRADE UNIONS. COOPERATIVES, (POS), ORGANIZATIONS 23 PROFESSIONAL ASSOCIATIONS, FAITH-BASED ORGANIZATIONS, 24 MEDIA GROUPS, INDIGENOUS PEOPLES MOVEMENTS, FOUNDATIONS 25 AND OTHER CITIZEN'S GROUPS FORMED PRIMARILY FOR SOCIAL 26 DEVELOPMENT TO PLAN AND AND ECONOMIC 27 GOVERNMENT PROGRAMS AND PROJECTS, ENGAGE IN POLICY 28 DISCUSSIONS, AND ACTIVELY PARTICIPATE IN COLLABORATIVE 29 ACTIVITIES WITH THE GOVERNMENT; 30 "(AA) 'IN-CITY RESETTLEMENT' REFERS TO A RELOCATION 31 SITE WITHIN THE JURISDICTION OF THE CITY WHERE THE 32 AFFECTED ISFS ARE LIVING; 33 "(BB) 'INFORMAL SETTLEMENTS' REFERS TO: 34 "(1) RESIDENTIAL AREAS WHERE HOUSING UNITS HAVE BEEN 35 CONSTRUCTED BY SETTLERS ON LAND WHICH THEY OCCUPY 36 ILLEGALLY: OR 37 "(2) UNPLANNED SETTLEMENTS AND AREAS WHERE HOUSING 38 IS NOT IN COMPLIANCE WITH EXISTING PLANNING AND BUILDING 39 REGULATIONS; 40 "(CC) 'INFORMAL SETTLER FAMILIES' COLLECTIVELY 41 REFERRED TO AS ISFS, REFERS TO FAMILIES LIVING IN INFORMAL 42 SETTLEMENTS AS THE LATTER IS DEFINED IN THIS ACT; 43

"(DD) 'NEAR-CITY RESETTLEMENT' REFERS TO A RELOCATION SITE IN A CITY OTHER THAN THE CITY OF THE AFFECTED INFORMAL SETTLEMENTS: PROVIDED, HOWEVER, THAT THE RELOCATION SITE IS ADJACENT TO THE CITY WHERE THE AFFECTED ISFS HAVE THEIR SETTLEMENTS;

ORGANIZING, RESEARCH, ACCESS TO RESOURCES, AND OTHER SIMILAR ACTIVITIES, AS DEFINED UNDER REPUBLIC ACT NO. 8425, OTHERWISE KNOWN AS THE 'SOCIAL REFORM AND POVERTY ALLEVIATION ACT' AND ORGANIZED AND OPERATED EXCLUSIVELY FOR SCIENTIFIC, RESEARCH, EDUCATIONAL, CHARACTER-BUILDING AND YOUTH AND SPORTS DEVELOPMENT, HEALTH, SOCIAL WELFARE, CULTURAL OR CHARITABLE PURPOSES, OR A COMBINATION THEREOF, AND NO PART OF THE NET INCOME OF WHICH INURES TO THE BENEFIT OF ANY PRIVATE INDIVIDUAL PURSUANT TO SECTION 34 (H)(2)(C)(1) OF REPUBLIC ACT NO. 8424, AS AMENDED, OTHERWISE KNOWN AS THE 'TAX REFORM ACT OF 1997';

"(FF) 'OFF-CITY RESETTLEMENT' REFERS TO A RELOCATION SITE DEVELOPED OUTSIDE AND NOT ADJACENT TO THE CITY WHERE THE AFFECTED ISFS HAVE THEIR SETTLEMENTS;

"(GG) 'PEOPLE'S PLAN' REFERS TO THE PLAN FORMULATED BY THE BENEFICIARY-ASSOCIATION, IN COORDINATION WITH THE PRESIDENTIAL COMMISSION FOR THE URBAN POOR WITH OR WITHOUT THE SUPPORT OF CSOS, WHICH SHALL CONTAIN A SITE DEVELOPMENT PLAN, INCLUDING NONPHYSICAL DEVELOPMENT COMPONENTS SUCH AS SELF-HELP HOUSING COOPERATIVE, LIVELIHOOD, SELF-HELP DEVELOPMENT, AND CAPABILITY BUILDING; AND

"(HH) 'SOCIAL PREPARATION' REFERS TO THE PROCESS OF ESTABLISHING SOCIAL, ORGANIZATIONAL, AND INSTITUTIONAL NORMS AND MECHANISMS. SUCH NORMS AND MECHANISMS WILL: (1) ENABLE THE SETTLERS TO COPE WITH CHANGES; AND (2) IN INSTITUTIONS CONCERNED PARTNERSHIP WITH STAKEHOLDERS, ENCOURAGE THE SETTLERS NOT ONLY TO WORK AMONG THEMSELVES FOR THE PURPOSE OF DRAWING UP AND UNDERTAKING THEIR HOUSING RESETTLEMENT PROPOSALS BUT ALSO TO ACTIVELY AND MEANINGFULLY PARTICIPATE IN HOUSING RESETTLEMENT PROJECTS UNDERTAKEN IN THEIR BEHALF, THUS RESOLVING COLLECTIVE ACTION PROBLEMS AMONG COMMUNITY MEMBERS AND COORDINATION PROBLEMS WITH GOVERNMENT AND OTHER ENTITIES.";

(b) Section 23 of the same Act is hereby amended to read as follows:

"SEC. 23. Participation of PROGRAM Beneficiaries OR AFFECTED ISFS, FORMATION OF BENEFICIARY-ASSOCIATION, AND FORMULATION AND IMPLEMENTATION OF A PEOPLE'S PLAN. – The local government units, in

coordination with the Presidential Commission for the Urban Poor and concerned government agencies, shall afford Program beneficiaries OR AFFECTED ISFs or their duly designated representatives an opportunity to be heard and to participate in the decision-making process over matters involving the protection and promotion of their legitimate collective interests which shall include appropriate documentation and feedback mechanisms. They shall also be encouraged to organize themselves and undertake self-help cooperative housing and other livelihood activities] INTO AN ASSOCIATION FOR ACCREDITATION AS BENEFICIARIES OR AWARDEES OF OWNERSHIP RIGHTS UNDER THE RESETTLEMENT PROGRAM, COMMUNITY MORTGAGE PROGRAM, LAND TENURE ASSISTANCE PROGRAM, AND OTHER SIMILAR PROGRAMS IN RELATION TO A SOCIALIZED HOUSING PROJECT ACTUALLY BEING IMPLEMENTED BY THE NATIONAL GOVERNMENT OR BY THE LOCAL GOVERNMENT UNITS. They shall assist the government in preventing the incursions of professional squatters and members of squatting syndicates into their communities.

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"In instances when the affected beneficiaries have failed to organize themselves or form an [alliance] ASSOCIATION within a reasonable period prior to the implementation of the program or projects affecting them, consultation between the implementing agency and the affected beneficiaries shall be conducted with the assistance of the Presidential Commission for the Urban Poor and the concerned nongovernment organization UNTIL AN ASSOCIATION IS FORMED IN PLACE.

COORDINATION WITH THE "THE ASSOCIATION, IN PRESIDENTIAL COMMISSION FOR THE URBAN POOR WITH OR WITHOUT THE SUPPORT OF CSOS, SHALL FORMULATE A 'PEOPLE'S PLAN' THROUGH A PROCESS OF CONSULTATION WHICH SHALL PLAN, INCLUDING SITE DEVELOPMENT CONTAIN A NONPHYSICAL DEVELOPMENT COMPONENTS SUCH AS SELF-HELP LIVELIHOOD, HOUSING COOPERATIVE. SELF-HELP DEVELOPMENT, AND CAPABILITY-BUILDING TRAININGS.

"THE ASSOCIATION, WITH THE ASSISTANCE OF CSOS AND GOVERNMENT AGENCIES INCLUDING THE NATIONAL ANTI-POVERTY COMMISSION (NAPC), PRESIDENTIAL COMMISSION FOR THE URBAN POOR, NATIONAL HOUSING AUTHORITY, CITY OR MUNICIPAL SOCIAL WELFARE AND DEVELOPMENT OFFICE, SOCIAL HOUSING FINANCE CORPORATION, LOCAL GOVERNMENT UNITS, AND OTHER RELEVANT AGENCIES OF GOVERNMENT, SHALL AGREE ON, DEVELOP, AND IMPLEMENT THE PEOPLE'S PLAN.

"IN ACCORDANCE WITH THE PROTECTION GUIDELINES PROVIDED UNDER SECTION 28 OF THIS ACT, A RELOCATION ACTION PLAN SHALL BE AN INDISPENSABLE COMPONENT OF THE PEOPLE'S

PLAN. THE RELOCATION ACTION PLAN SHALL INCLUDE THE 1 FOLLOWING OBJECTIVES: 2 "(A) ENSURE SAFE, AFFORDABLE, DECENT, AND 3 INCORPORATING RELOCATION. CONDITION OF 4 APPROPRIATE DISASTER RISK REDUCTION MANAGEMENT AND 5 CLIMATE CHANGE ADAPTATION STANDARDS: 6 "(B) PROVIDE ADEQUATE SOCIAL PREPARATION; AND 7 "(C) PREVENT FORCED EVICTION: 8 PROVIDED, THAT PRIMARY CONSIDERATION SHALL BE GIVEN TO 9 THE HOUSING FINANCIAL SCHEME SUGGESTED IN THE PEOPLE'S 10 PLAN."; 11 (c) Section 26 of the same Act is hereby amended to read as follows: 12 "SEC. 26. Urban Renewal and Resettlement. - [This] URBAN RENEWAL AND 13 RESETTLEMENT shall include the rehabilitation and development of blighted and 14 slum areas and the resettlement of Program beneficiaries in accordance with the 15 provisions of this Act. On-site development shall be implemented [whenever 16 possible] AFTER ADEQUATE AND GENUINE CONSULTATION 17 WITH THE AFFECTED ISFS, AND IN ACCORDANCE WITH 18 FORMULATED PURSUANT PEOPLE'S PLAN THE 19 SECTION 23 OF THIS ACT, in order to ensure minimum movement of 20 occupants of blighted lands and slum areas. 21

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"[The] WHERE DEMOLITION OR EVICTION IS ALLOWED IN THE AREA OCCUPIED BY THE PROGRAM BENEFICIARIES PURSUANT TO SECTION 28 OF THIS ACT, AND ON-SITE RESETTLEMENT CANNOT BE UNDERTAKEN BY REASON THEREOF, THE IN-CITY resettlement of the beneficiaries of the Program from their existing places of occupancy shall be undertaken only [when on-site development is not feasible and] after compliance with the procedures aid down in [Section 28 of this Act] THE SAME SECTION OF THIS ACT AND IN ACCORDANCE WITH THE PREFERENCE OF THE AFFECTED ISFS AS CONTAINED IN THE PEOPLE'S PLAN.

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"SHOULD IN-CITY RESETTLEMENT NOT BE FEASIBLE, NEAR-CITY RESETTLEMENT SHALL BE CONSIDERED. OFF-CITY RESETTLEMENT SHALL ONLY BE RESORTED TO WHEN DIRECTLY REQUESTED BY THE AFFECTED ISFS THEMSELVES, AND MUST SATISFY THE REQUIREMENTS OF ADEQUATE AND GENUINE CONSULTATION PRIOR TO RELOCATION."; and

(d) Section 29 of the same Act is hereby amended to read as follows:

"SEC. 29. Resettlement. Within two (2) years from the effectivity of this Act, the local government units, in coordination with the National Housing Authority, shall implement the relocation and resettlement of persons living in danger areas such as esteros, railroad tracks, garbage dumps, riverbanks, shorelines, waterways, and in other public places such as sidewalks, roads, parks, and playgrounds. The local government unit, in coordination with the National Housing Authority, shall provide relocation or resettlement sites with basic services and facilities and access to employment and livelihood opportunities sufficient to meet the basic needs of the affected families.

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"IN INSTANCES WHEN THE RELOCATION OR RESETTLEMENT SITE IS LOCATED IN ANOTHER LOCAL GOVERNMENT UNIT, THE LOCAL GOVERNMENT UNIT THAT IMPLEMENTS THE RELOCATION OR RESETTLEMENT AND THE CONCERNED NATIONAL GOVERNMENT AGENCIES SHALL, THROUGH A MEMORANDUM OF AGREEMENT, AND FACILITIES SERVICES OTHER BASIC PROVIDE THE ENUMERATED UNDER SECTION 21 OF THIS ACT TO THE RECIPIENT RELOCATION OR LOCAL GOVERNMENT UNIT WHERE THE RESETTLEMENT SITE IS LOCATED.

"THE HOUSING AND URBAN DEVELOPMENT COORDINATING COUNCIL AND THE DEPARTMENT OF FINANCE – BUREAU OF LOCAL GOVERNMENT FINANCE SHALL FORMULATE THE IMPLEMENTING RULES AND REGULATIONS ON THE COST-SHARING MECHANISM NECESSARY TO FULLY IMPLEMENT THE PROVISION OF SUCH OTHER BASIC SERVICES AND FACILITIES.

"IN ADDITION TO THE FUNDING SOURCES PROVIDED UNDER SECTION 42 OF THIS ACT, THE ALLOCATION FOR THE BASIC SERVICES AND FACILITIES MAY BE TAKEN BY THE LOCAL OR RELOCATION IMPLEMENTING THE GOVERNMENT UNIT RESETTLEMENT FROM THE TWENTY PERCENT (20%) OF THE FOR APPROPRIATED INTERNAL REVENUE ALLOTMENT DEVELOPMENT PROJECTS AS MANDATED UNDER SECTION 287 OF REPUBLIC ACT NO. 7160, OTHERWISE KNOWN AS THE 'LOCAL GOVERNMENT CODE OF 1991'."

SEC. 3. Implementing Rules and Regulations. - The principles, policies and provisions of this Act shall be incorporated in the National Shelter Program.

The Housing and Urban Development Coordinating Council and the Department of the Interior and Local Government, in consultation and coordination with appropriate government agencies, CSOs, NGOs, representatives from the private sector, and ISFs, shall promulgate a new set of implementing rules and regulations within sixty (60) days from the effectivity of this Act. The implementing rules and regulations shall be consistent with the provisions of this Act, particularly with the amendments, parameters, and standards introduced to Sections 23, 26, and 29 of the "Urban Development and Housing Act of 1992", and shall include the following:

- (a) A People's Plan template to guide ISFs in the development of their own People's Plan: Provided, That such template shall be a complete pro forma People's Plan: Provided, however, That such a template shall be used to benchmark the minimum standards in a People's Plan; and
- (b) A guide to effective implementation of the People's Plan, including details on the necessity of the issuance of internal memoranda by concerned agencies.

The implementing rules and regulations issued pursuant to this section shall take effect thirty (30) days after its publication in two (2) national newspapers of general circulation.

SEC. 4. Repealing Clause. – All laws, decrees, executive orders, proclamations, rules and regulations, and other issuances, or parts thereof which are inconsistent with the provisions of this Act are hereby repealed, amended or modified accordingly.

SEC. 5. Separability Clause. – If, for any reason, any part, section or provision of this Act is held invalid or unconstitutional, the remaining provisions not affected thereby shall continue to be in full force and effect.

SEC. 6. Effectivity. - This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved,