



MEMORANDUM

TO : The Directors
Legal Affairs Service
Policy and Planning Service
Environmental Management Bureau
Land Management Bureau

FROM : The Assistant Secretary
Field Operations – Mindanao and Legislative Affairs

SUBJECT : INVITATION TO ATTEND A HYBRID JOINT COMMITTEES
PUBLIC HEARING ON THE PROPOSED ACTS
STRENGTHENING THE NATIONAL HOUSING AUTHORITY
AND ACTS RELATIVE TO THE RENTAL HOUSING SUBSIDY
PROGRAM

This pertains to the letter from the Office of Senator Francis N. Tolentino, Chairperson, Senate Committee on Urban Planning, Housing and Resettlement joint with the Committees on Government Corporations and Public Enterprises; Ways and Means; and Finance, **requesting DENR to attend the online Cisco WeBex Videoconferencing or face-to-face (hybrid) public hearing on 16 June 2021, Wednesday at 10 a.m..**

For those who prefer to attend online, the Committee Secretariat is requesting your Office to provide an email address where the WeBex link would be sent. Conversely, those who would like to physically attend may proceed to the Pecson Room, 2nd Floor, Senate Building, Pasay City. Attached are the “Participant’s Guide (Senate Webex)” and “Requisites for Physical Attendance in the Senate” for your reference.

In the hybrid hearing, the following will be discussed¹:

- 1) Senate Bill Nos. (SBNs) 2248, 2140 and 2098, all proposing Acts strengthening the National Housing Authority, extending its corporate term, and amending for this purpose Presidential Decree No. 757; and,
- 2) SBN Nos. 1843, 1767 and 1227, and House Bill No. 8736, all proposing Acts relative to the Rental Housing Subsidy Program.

Likewise, the **Committee of Senator Tolentino will appreciate if your Office can submit a position paper on the bills under consideration** to Atty. Rachel L. Yuayan, Committee Secretary at senateurbanplanning@gmail.com, copy furnish the Legislative Liaison Office² at denrlegislative@yahoo.com, **on or before 15 June 2021.**

¹ For your convenience, a soft copy of the respective Senate Bills would be emailed as well.

² Legislative Liaison Office landline number: 8920-1761

For further assistance, you may also contact Atty. Yuayan, at 09561571589, telefax 8552-6888 and 8552-6601 extension 3321, Monday to Thursday, 9 a.m. to 5 p.m. and the above mentioned Google mail.

For information and appropriate action.


JOAN A. LAGUNDA, D.M., D.P.A.



Encls: As stated.



Republic of the Philippines
Senate

COMMITTEE ON URBAN PLANNING, HOUSING AND RESETTLEMENT
Joint with the
Committees on Government Corporations and Public Enterprises;
Ways and Means; and Finance

13 June 2021

SECRETARY ROY A. CIMATU
Department of Environment and Natural Resources (DENR)

Dear *Secretary Cimatu*:

The Committee on Urban Planning, Housing and Resettlement, joint with the Committees on Government Corporations and Public Enterprises; Ways and Means; and Finance will conduct an online and face-to face (hybrid) public hearing on **16 June 2021, Wednesday, 10 a.m.** at the Sen. Pecson Room, 2nd Floor, Senate Building, Pasay City. The simulcast will be conducted via the Cisco Webex Videoconferencing app.

The following bills will be discussed:

NATIONAL HOUSING AUTHORITY ACT OF 2021

1. **Senate Bill No. 2248** - *AN ACT STRENGTHENING THE NATIONAL HOUSING AUTHORITY, EXTENDING ITS CORPORATE TERM, AND AMENDING FOR THIS PURPOSE PRESIDENTIAL DECREE NO. 757, ENTITLED 'CREATING THE NATIONAL HOUSING AUTHORITY AND DISSOLVING THE EXISTING HOUSING AGENCIES, DEFINING ITS POWERS AND FUNCTIONS, PROVIDING FUNDS THEREFOR, AND FOR OTHER PURPOSES*, by Senator Francis "Tol" N. Tolentino
2. **Senate Bill No. 2140** - *AN ACT STRENGTHENING THE NATIONAL HOUSING AUTHORITY, EXTENDING ITS CORPORATE TERM, AND AMENDING FOR THIS PURPOSE PRESIDENTIAL DECREE NO. 757 (P. D. 757), 'CREAT-*

ING THE NATIONAL HOUSING AUTHORITY AND DISSOLVING ITS POWERS AND FUNCTIONS, PROVIDING FUNDS THEREFOR, AND FOR OTHER PURPOSES', by Senator Manuel "Lito" M. Lapid

3. **Senate Bill No. 2098** - *AN ACT STRENGTHENING THE NATIONAL HOUSING AUTHORITY, EXTENDING ITS CORPORATE TERM, AND AMENDING FOR THIS PURPOSE PRESIDENTIAL DECREE NO. 757 (P.D. 757), 'CREATING THE NATIONAL HOUSING AUTHORITY AND DISSOLVING THE EXISTING HOUSING AGENCIES, DEFINING ITS POWERS AND FUNCTIONS, PROVIDING FUNDS THEREFOR, AND FOR OTHER PURPOSES', by Senator Imee R. Marcos*

RENTAL SUBSIDY ACT OF 2020

1. **Senate Bill No. 1843** - *AN ACT INTRODUCING A RENT RELIEF SUBSIDY PROGRAM TO ASSIST RESIDENTIAL TENANTS AND LESSORS ADVERSELY IMPACTED BY THE ECONOMIC CRISIS BROUGHT UPON THE COVID-19 PANDEMIC, AND FOR OTHER PURPOSES, by Senator Leila M. De Lima*
2. **Senate Bill No. 1767** - *AN ACT ESTABLISHING THE RENTAL HOUSING SUBSIDY PROGRAM, PROVIDING FUNDS THEREFOR AND FOR OTHER PURPOSES, by Senator Ramon Bong Revilla Jr.*
3. **Senate Bill No. 1227** - *AN ACT ESTABLISHING THE RENTAL HOUSING SUBSIDY PROGRAM AND PROVIDING FUNDS THEREFOR AND FOR OTHER PURPOSES, by Senator Christopher Bong Go*
4. **House Bill No. 8736** - *AN ACT ESTABLISHING A RENTAL HOUSING SUBSIDY PROGRAM FOR INFORMAL SETTLER FAMILIES AND APPROPRIATING FUNDS THEREFOR, by Representatives Jose Christopher Y. Belmonte, Precious Hipolito Castelo, John Marvin "Yul Servo" C. Nieto, Johnny Ty. Pimentel, Luis Raymund Jr. F. Villafuerte, et. al.*

In view thereof, we would like to invite you to attend the hybrid hearing. We would also appreciate it if your office can submit a position paper as regards the bills under consideration on or before 15 June 2021.


Furthermore, we request your office to provide an email address where the Committee Secretariat can send a link for you to join the meeting online. Should you wish to attend the hearing physically, the "Senate Guidelines for Visitors and Guests" is attached for your reference.

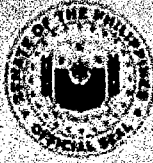
For further assistance, you may contact the undersigned Committee Secretary, Atty. Rachel L. Yuayan, at mobile number 09561571589, telefax 8552-6888 and 8552-6601 extension 3321 from Monday to Thursday, 9 a.m. to 5 p.m. and via electronic mail at senateurbanplanning@gmail.com. The undersigned will also get in touch with your office for confirmation of your participation.

Thank you and best regards.

For the Chairperson:

SEN. FRANCIS "TOL" N. TOLENTINO
*Committee on Urban Planning, Housing
and Resettlement*


ATTY. RACHEL L. YUAYAN
Committee Secretary



REPUBLIC OF THE PHILIPPINES
SENATE
PASAY CITY

ADVISORY

TO : ALL SENATE OFFICIALS AND EMPLOYEES
FROM : SENATE SECRETARY
DATE : SEPTEMBER 28, 2020
SUBJECT : VISITORS, GUESTS, NON-SENATE PERSONNEL ENTERING THE SENATE PREMISES

Pertinent to the issuance of memoranda by the Senate regarding the prevention of the spread of COVID-19, the following guidelines shall take effect on October 1, 2020:

1. All offices shall be required to submit to the Office of the Sergeant at Arms (OSAA) the complete list of names of the resource persons, guests and visitors to enter the Senate premises at least one (1) day before the scheduled visit.

2. All resource persons, guests and visitors who are invited to attend committee hearings and meetings shall be required to submit a valid Medical Certificate from their attending Physicians or Barangay Health Officer indicating that they are free from COVID19 / COVID-19 symptoms with attached Negative COVID-19 RT-PCR test result.

The medical certificate is only valid for Seven (7) days from date of issuance. The negative COVID-19 RT-PCR test result will only be valid for seven (7) days from the date of release of the result. The certificates must be presented to the Senate Medical and Dental Bureau for review on the day of the committee hearing / meeting.

The committee secretaries and heads of all offices shall notify the invitees of this requirement.

3. Health Declaration Forms are to be filled out accurately by the resource persons, guests and visitors at the Senate main lobby upon entry.

Accordingly, the Office of the Sergeant at Arms (OSAA) to ensure that all personnel, resource persons, guests and visitors strictly observe the safety health protocols while in the Senate premises to prevent the local transmission of the virus.

- i. Mandatory wearing of face mask and face shield.
- ii. Physical distancing at least one (1) meter apart.
- iii. Frequent handwashing and hand sanitation.
- iv. Practicing Respiratory hygiene and cough etiquette.

For strict implementation:



Republic of the Philippines
CONGRESS OF THE PHILIPPINES
SENATE
Pasay City

PARTICIPANT'S GUIDE: ONLINE/VIDEOCONFERENCE PUBLIC HEARING

To ensure orderly conduct of hearings, please observe and be reminded of the following:

BEFORE THE HEARING

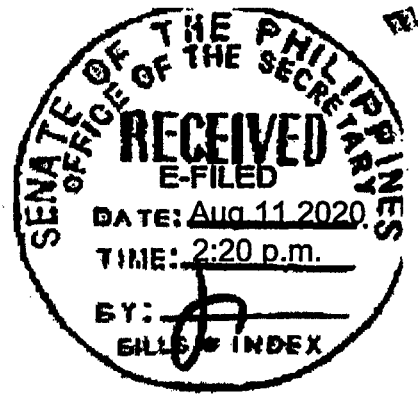
1. Participants are encouraged to download the Cisco Webex app on their laptops or mobile devices.
2. For ease of verification, participants are requested to use their official and full name when joining the meeting. **(Ex. DENR Juan Dela Cruz)** The name displayed must also include the agency/organization from where the participant comes from. Participants who are not on the official list of the Committee will not be allowed in the virtual meeting room.
3. The meeting link and access code will be sent out an hour before the hearing to the designated e-mail addresses of all Senators and resource persons. **(Kindly check SPAM folder.)** Only the Senators and resource persons who confirmed their attendance will receive the meeting link or access code. This information is confidential and may not be shared.
4. Upon clicking the meeting link, a participant is automatically put in a virtual lobby while waiting for the hearing to begin. Participants are encouraged to join the meeting ahead of schedule so that potential technical and accessibility concerns can be addressed. The Committee may also request for a test run before the official hearing starts.
5. The "meeting room" will be locked 15 minutes after the hearing starts. As the system does not have a notification system to the Host in the case of late or locked out participants, in the event that a confirmed participant will be joining after the 15-minute mark, the participant should send a message to the host via SMS at **0956-1571589 (Atty. Rachel L. Yuayan)** to be included in the hearing.

During the Hearing

1. All microphones are put on mute by default. To prevent unnecessary background noise, participants are discouraged from turning on the microphone unless recognized to speak by the Chairperson or any Member of the Committee.
2. Participants/guests are requested to always maintain proper decorum and appear in appropriate office attire as those observed and used in regular face to face hearing/meetings in the Senate.
3. Participants who want to be recognized may use the 'Raise-Hand' button, which is a small hand icon next to the participant's name in the Participant Panel. The speaking sequence will be determined in the order that the request was made, or as otherwise agreed upon by the Committee Members. A participant may only speak upon being recognized by the Chairperson or any Member of the Committee. The duly recognized participant may then unmute the microphone or let the Host do it.
4. For resource persons who want to make a presentation, all files must be pre-approved by the Committee one (1) business day before the hearing. During the hearing, upon recognition by the Chairperson or any Member of the Committee, the participant may ask permission to present the pre-approved document before the Host can enable the Share File function. Files not previously approved by the Committee may not be presented.
5. Participants are requested to virtually remain in the meeting until the end of the hearing.
6. The meeting will be recorded for documentation. The Committee, as the Host, has the function to record the meeting.
7. For all other non-participants, the hearing may be monitored via the Senate Live Webcast.
- 8. All other concerns may be sent via private message to the Host in the chat box.**

THANK YOU.

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



SENATE
S. No. 1767

Introduced by SENATOR RAMON BONG REVILLA, JR.

**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.

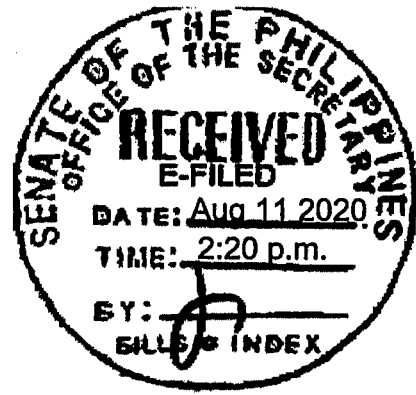
This bill proposes the creation of a rental housing subsidy program to provide direct financial aid to informal settler beneficiaries who are living in indecent, inhuman and unsafe shelters. The program is intended to allow them to immediately and temporarily relocate into safe and suitable rental housing 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.

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



SENATE
S. No. 1767

Introduced by SENATOR RAMON BONG REVILLA, JR.

**AN ACT
ESTABLISHING THE RENTAL HOUSING SUBSIDY PROGRAM, PROVIDING
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 avallment 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 avallment 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 (2nd) 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,*