H. Res. No. 1677

Republic of the Philippines
Congress of the Philippines
House of Representatives
Metro Manila
Eighteenth Congress
Third Regular Session

Begun and held in Metro Manila, on Monday, the twenty-sixth day of July, two thousand twenty-one.

RESOLUTION NO. 202

RESOLUTION DECLARING A HOUSING CRISIS AND URGING THE EXECUTIVE DEPARTMENT TO MOBILIZE RESOURCES TO ACCELERATE HOUSING PRODUCTION AND PROVIDE ADEQUATE HOUSING TO UNDERSERVED FAMILIES

WHEREAS, Section 9, Article XIII of the Constitution mandates the State to “undertake, in cooperation with the private 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 resettlement areas”;

WHEREAS, in pursuit of this constitutional mandate, various laws on housing production, regulation, and finance have been enacted, such as Republic Act No. 7279, or the Urban Development and Housing Act of 1992; Republic Act No. 11201, or the Department of Human Settlements and
Urban Development Act; Republic Act No. 7835, or the Comprehensive and Integrated Shelter Financing Act of 1994; and Republic Act No. 9679, or the Home Development Mutual Fund Law of 2009, otherwise known as the PAG-IBIG (Pagtutulungan sa Kinabukasan: Ikaw, Bangko, Industriya at Gobyerno) Fund;

WHEREAS, population growth, rural-to-urban migration, and the increasing cost of urban land have resulted in the proliferation of informal settlements in cities where housing conditions are generally poor and families are exposed to health or natural hazards or hostile and unsafe conditions;

WHEREAS, the Department of Human Settlements and Urban Development (DHSUD) estimates that there are 1,898,993 informal settler families in the country, with 478,899 informal settler families in the National Capital Region alone;

WHEREAS, the country’s vulnerability to natural disasters and the adverse impact of climate change threaten to displace families living in danger zones;

WHEREAS, the COVID-19 pandemic has forced governments around the globe to issue shelter-in-place orders that limit mobility to control the contagion and highlighted the need for adequate space that allows physical distancing, natural ventilation, and well-equipped facilities with good sanitation and hygiene provisions;

WHEREAS, the government estimates that the country’s total housing needs by 2022 will be 6,796,910 housing units;

WHEREAS, from July 2016 to June 2020, however, the government and the private sector constructed only 777,879 housing units;

WHEREAS, historically, the government allocated very limited funding for housing under the General Appropriations Act, which from 2010-2021 only averaged 0.74 percent of the national budget;

Resolved, further, That the House of Representatives call on the DHSUD, DOF, and the Philippine Guarantee Corporation (PGC) to develop a framework for a dynamic housing finance system to encourage private sector participation in the housing market.

Resolved, furthermore, That the House of Representatives call on the Anti-Red Tape Authority (ARTA) to cooperate with the DHSUD in reviewing current processing and permitting procedures with the end in view of expediting the production of housing projects and the turnover of housing units to beneficiaries at the soonest possible time.

Resolved, moreover, That the House of Representatives call on the DHSUD to encourage developers to practice more compassion and institute interim mechanisms at this time when, due to the pandemic, many families have lost their means of livelihood and could already be defaulting on their monthly mortgage payments without malice or bad intent.

Resolved, finally, That a copy of this Resolution be furnished the DHSUD, DENR, DAR, DA, LRA, DILG, LMB, DOF, NEDA, DBM, PGC, and ARTA.

Adopted,

LORD ALLAN JAY Q. VELASCO
Speaker

This Resolution was adopted by the House of Representatives on August 31, 2021.

MARK ILANDRO "Dong" L. MENDOZA
Secretary General
(3) Immediately convene the technical working committee that shall review existing price ceilings and design standards for socialized and economic housing projects under Batas Pambansa Bilang 220, together with the National Economic and Development Authority (NEDA);

(e) NEDA to promote and support the development of secondary cities and growth areas outside of Metro Manila by creating human settlements that:

(1) Are provided with adequate social services that empower residents;

(2) Have access to varied or diverse economic opportunities;

(3) Shall receive expanded support for physical infrastructure that enhance the ability of communities to lead productive lives;

(4) Are built on land suitable to the growth and expansion of communities;

(5) Have adequate open spaces for social interaction and for facilities to be used during emergency situations such as an evacuation center or temporary resettlement area; and

(6) Are located in areas that are safe from hazards and risks;

(f) NEDA and the DILG to promote and support public-private partnership in developing housing projects to address the needs of the LGUs through the use of LGU lands; and

(g) Department of Budget and Management (DBM) to support a system of continuous and sustainable funding for the key shelter agencies.

WHEREAS, private sector-led housing production is frustrated by increasing urban land prices and regulatory costs;

WHEREAS, as the housing industry is paralyzed by increasing costs and risks, the government must intervene to address the housing backlog, produce the volume of housing units that the private sector has been unable to supply, and thus provide adequate housing to underserved market segments;

WHEREAS, Republic Act No. 7279 mandates the inventory of government lands and the disposition of idle government lands for socialized housing;

WHEREAS, Section 24 of Republic Act No. 11201, enacted on 14 February 2019, directs the identification and designation of idle government lands suitable for housing within 180 days from its effectivity;

WHEREAS, the faithful implementation of housing laws shall fulfill the fundamental human right to adequate housing;

WHEREAS, homeownership is a visible representation of human dignity and social mobility;

WHEREAS, decent homes have a positive correlation to better health status, peace and order, and higher productivity as it is estimated that for every Sixty-three pesos (P63.00) investment in housing, there are corresponding benefits worth One hundred twenty-six pesos (P126.00) through avoided costs in public services such as the provision of healthcare and crime prevention;

WHEREAS, housing production has a huge multiplier effect on the economy and that, for every peso spent on construction, an additional value equivalent to One thousand nine hundred twenty-three pesos (P1,923.00) is created as it circulates through other economic activities and that for every job created in the sector, two more jobs are created in the economy;
WHEREAS, most challenges in the sector are caused by inefficiencies and bureaucratic red tape which typically involve 27 offices, 78 permits, 146 signatures, and 373 documents, the completion of which will retard the commencement of any socialized housing project by two to four years;

WHEREAS, it is incumbent upon Congress to determine the efficient mobilization of government resources in the implementation of housing laws which shall contribute to the economic recovery, growth and resilience, and translate to the benefit of present and future generations: Now, therefore, be it

Resolved by the House of Representatives, To declare a housing crisis and urge the Executive Department to mobilize resources to accelerate housing production and provide adequate housing to underserved families.

Resolved, further, That the House of Representatives call on the DHSUD and other concerned agencies to immediately undertake the inventory of idle government lands and fast-track the development and disposition of these properties for socialized housing, in partnership with the private sector.

In particular, the House of Representatives calls on the:

(a) Department of Environment and Natural Resources (DENR), Department of Agrarian Reform (DAR), Department of Agriculture (DA), Land Registration Authority (LRA), Department of the Interior and Local Government (DILG), and the local government units (LGUs) to make the information on government lands available or accessible to the DHSUD;

(b) Land Management Bureau (LMB) to assist in the identification of idle lands, particularly of public lands that will need to be declared as alienable and disposable;

(c) LRA to provide the property ownership information of identified idle government properties, in particular, the information on their titles;

(d) DHSUD to:

(1) Improve coordination with the DA, DAR, DENR, and LRA in facilitating the resolution of issues related to land conversion and reclassification;

(2) Identify the number of and the common reasons for the unoccupied housing units to guide the housing authorities in identifying lands for socialized housing projects;

(3) Develop and maintain a shelter and urban development management, standards and monitoring information system which shall include data sets on comprehensive land use plans, inventory of idle lands and housing stocks, and list of beneficiaries;

(4) Establish a database of the recipients of housing units and the generation of a master file of housing loan beneficiaries to address the problem on multiple avails of socialized housing projects of the government;

(5) Develop a shared information system for national agencies involved in the issuance of permits for housing development projects and to link this with the LGU database;

(6) Fast-track the establishment of housing one-stop processing centers in various regions of the country in order to streamline the processing and approval of housing-related permits and clearances;

(7) Provide and maintain incentives to encourage private sector participation in the implementation of the National Shelter Program, together with the Department of Finance (DOF); and
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