



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City Government of Pasig

Ordinance No. 54  
Series of 2020

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**AN ORDINANCE ESTABLISHING THE PASIG CITY SOCIALIZED HOUSING AND URBAN COMMUNITY DEVELOPMENT PROGRAM, AND PROVIDING FOR ITS POLICY FRAMEWORK, COMPONENTS, AND IMPLEMENTING MECHANISMS.**

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**WHEREAS**, the Pasig City Government for the past of several years has undertaken both off-City and in-City housing projects to provide safe and affordable housing to thousands of informal settlers and other poor and underprivileged families;

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**WHEREAS**, of the existing housing projects of the City, namely Eusebio Bliss Village I, Jennys Ave, Brgy. Maybunga, Eusebio Bliss Village II, V.Caliuag, Brgy. Pinagbuhatan, Eusebio Bliss Village III, Westbank Road, Brgy. Maybunga, Eusebio Bliss Village IV, Brgy. Manggahan, Eusebio Bliss Village V, LupangPari, Brgy. San Miguel, Eusebio Bliss Village VI, Dona Juliana, Brgy. Sta Lucia, Eusebio Bliss Village VII, Amang Rodriguez Ave, Brgy. Manggahan, LGU Habitat I, Caliuag, Brgy. Pinagbuhatan, LGU Habitat II, Nagpayong, Brgy. Pinagbuhatan, Caliuag Row Houses, Caliuag, Brgy. Pinagbuhatan, Santolan Row Houses, Doroteo Extension, Brgy. Santolan. Additionally, the city still administers off-city relocation sites located in the Municipality of Tanay, Rizal namely Southville 10, Eastshine Residences and Hauzville;

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**WHEREAS**, thousands more of informal settlers and other poor and underprivileged families remain without decent and secure homes, especially those who live along the waterways like the Manggahan Floodway, the Marikina and Pasig rivers and the many creeks across the city;

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**WHEREAS**, the right of families to adequate, safe, secure, decent, resilient, and affordable housing are made imperative by our Constitution of 1987, particularly Article XIII on Social Justice and Human Rights, the Urban Development and Housing Act or Republic Act No. 7279, including proper and



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humane relocation and resettlement procedures, and all consequent Executive proclamations, orders and guidelines to implement them; in addition, the right to adequate housing is provided by the 1966 International Covenant on Social, Economic and Cultural Rights to which the Philippine government is a signatory;

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**WHEREAS**, the higher vulnerability of families living along the waterways to the constant threat of climate change flooding and disasters make it necessary to relocate them to safer areas with accompanying guarantees for essential services and livelihoods;

**WHEREAS**, the December 2008 continuing Mandamus of the Supreme Court, ordering thirteen government agencies to clean up, rehabilitate and preserve Manila Bay, and restore the quality of its waters, including its tributary rivers like the Pasig and Marikina rivers and waterways like the Manggahan Floodway, mandates the communities, commercial establishments and other institutions located along these rivers, waterways and creeks to adopt environmental upgrading, including the elimination of structures and practices that perpetrates the pollution of the waters;

**WHEREAS**, past experiences have highlighted the need to make the housing program a fulcrum for the all-rounded development of the community which includes the provisions for essential services such as water, electricity, education, health and transportation, for access to employment and livelihood, and beneficiary participation—in short, building human settlements and community empowerment;

**WHEREAS**, the Pasig City Government will institute policy and procedural changes to improve its housing program in terms of citizen participation as expressed in the People's Plan, expanded citizen participation in the Local Housing Board, closer cooperation and coordination with Key National Shelter Agencies, clear integration into the City's development and land use plans, transparency and accountability in land acquisition, housing construction and development, participatory and efficient housing project management, community development in housing communities and active and closer cooperation and partnership with the private sector.



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NOW, THEREFORE, BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD NG PASIG IN REGULAR SESSION ASSEMBLED, THAT:

**ARTICLE I**  
**GENERAL PROVISIONS**

**SECTION 1. TITLE AND PURPOSE**

This Ordinance shall be known as the "Pasig City Socialized Housing and Urban Community Development Code of 2020".

It shall guide the formulation, planning, design, and implementation of socialized housing and resettlement plans, programs and activities in accordance with the State's continuing program of urban land reform and housing to provide safe, secure, decent, resilient and affordable housing and basic services to poor and underprivileged citizens in our city.

**SECTION 2. STATEMENT OF PRINCIPLES AND POLICY**

2.1. To uphold the right of citizens to adequate, safe, secure, decent, resilient, and affordable housing which is guaranteed under Article XIII of the Philippine Constitution on Social Justice and Human Rights. To commit to respect, protect, and fulfil the human right to adequate housing as provided in the 1966 International Covenant on Social and Economic Rights to which the Philippine Government is a signatory. As rights holders, citizens, especially the poor and the underprivileged, are enabled to uplift their welfare and live a life of dignity.

2.2. That in exercising the power of eminent domain to carry out urban land reform and socialized housing, the rights of property owners to just compensation and due process of law shall be respected.

2.3. To ensure the participation of citizens in the formulation, planning, and implementation of resettlement and housing projects affecting them and their families as expressed in the People's Plan process;

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that relocation and resettlement processes are transparent, participatory, and inclusive, and done in a proper and humane way, and that the expressed needs of affected families, especially of disadvantaged and vulnerable groups such as women, children, elderly, persons with disabilities, and of ethnic nationality, are considered and addressed in all stages of relocation and resettlement.

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**2.4.** To properly locate and integrate socialized housing and resettlement programs into the comprehensive development and land use plan of the city, giving topmost consideration to sound ecological balance, public health, transportation facility, employment, and equitable utilization for educational, commercial, industrial, residential, and other public uses.

**2.5.** To realize the housing and resettlement program as fulcrum to building all-rounded human settlements with adequate essential services, access to employment and livelihood, and beneficiaries as active participants in housing governance.

**2.6.** To prioritize In-city and On-site options before that of Near-city and Far-city, which should be last resort, in resettling informal settlers and homeless families affected by government projects or damaged by fire or natural disasters. Experiences have more than amply shown that human communities cannot be parachuted to whatever areas without a real economy and social infrastructure to sustain themselves. In cases of far-city relocation, economic, social and psychological assistance shall be extended to displaced families.

**2.7.** The City Government shall make the housing program inclusive and equitable, by adopting various models to suit and serve constituencies with different levels of income and employment status, from amortizing to full ownership mode, based on public land usufruct or not, to public rentals system.



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2.8. To maintain a cost-recovery financing scheme to enable government to re-invest such funds into other housing and resettlement projects and the citizens to share in providing housing for themselves, while tempering it with subsidy and other forms of government support to realize social justice and poverty eradication.

2.9. To check corruption by ensuring transparency, accountability, and checks and balances in the whole process of developing housing projects, from lot identification and acquisition, site development, beneficiary selection, construction, and administration of housing and resettlement projects.

2.10. To build a socially-committed, professional and efficient corps of government workers for housing governance.

**SECTION 3. DEFINITION OF TERMS.** – The following words and phrases shall have the meanings ascribed to them in this Section:

3.1. **Affordable Housing** – Housing units monthly amortization of which is priced within thirty percent (30%) of the monthly gross family income of average low-income earners.

3.2. **Beneficiary** – Underprivileged, homeless citizens and informal settler families (ISF's) of Pasig City who have been found to be qualified under the City's Affordable Housing programs by the Beneficiary Selection Committee.

3.3. **Comprehensive Development Plan or CDP**– The medium-term plan by which the LGU promotes the general welfare of its inhabitants by developing the City's social, economic, environmental, infrastructure, and institutional sectors. This is adopted by the Sangguniang Panlungsod and enacted through investment plans.



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**3.4. Comprehensive Land and Water Use Plan or CLWUP** – The rational approach of allocating available resources as equitably as possible among competing user groups and for different functions. It is the long-term guide for the physical development of the local area, the framework for management and co-management of the local territory. This refers to the CLWUP adopted by the Sangguniang Panlungsod and enacted through the current Zoning Ordinance.

**3.5. Community Development** – Refers to the process of empowering communities, particularly housing development beneficiaries, through social preparation and participatory planning, development and implementation of programs, projects and activities that will enable the community to be self-reliant and attain a better quality of life.

**3.6. Community Mortgage Program or CMP**– A financing program of the Social Housing Finance Corporation which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership.

**3.7. Consultation** – The constitutionally mandated process whereby the public, on their own or through people's organizations, is provided an opportunity to be heard and to participate in the decision making process on matters involving the protection and promotion of their legitimate collective interests, which shall include appropriate documentation and feedback mechanisms.

**3.8. Danger Area/Zone** – A location where the presence of a hazard may cause loss of life, injury or other health impacts, and property damage. Danger areas/zone includes lands adjacent to esteros, railroad tracks, garbage dumps, riverbanks, waterways, transmission lines, fault lines and areas prone to fire, liquefaction and landslides. This also refers to an area near rivers, floodways, creeks and other waterways covered by the Continuing Mandamus Order issued by the Supreme Court on December 18, 2008 in **MMDA vs. Concerned Residents of Manila Bay**, G.R. No. 171947-48, which directed LGUs, among others, to remove encroachments along the Pasig-Marikina-San Juan Rivers and connecting waters and esteros in Metro Manila to restore and maintain Manila Bay's waters to a safe level for bathing.

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Areas falling within the legal easements set by various national laws shall likewise be considered danger zones.

**3.9. Demolition Order** – Refers to a special writ of demolition issued by a court of competent jurisdiction to dismantle all structures subject for clearing.

**3.10. Eviction Order** – Refers to the removal of persons and their belongings from a subject building/structure or area or both in accordance with law.

**3.11. Economic and Socialized Housing** – Two levels of standards and technical requirements promulgated by BP 220, different from those provided in PD 957, PD 1126, PD 1096 and PD 1185, in order to make available adequate housing units for average and low-income earners in urban and rural areas. "Socialized housing segment" is for projects costing less than P450,000.00, while "economic housing" covers the price range starting from P450,000.00 but not exceeding P3 million. These two groups capture lower income class and expectedly the biggest portion (already around 85%) of the housing backlog. (2018) For purposes of this Ordinance, both "socialized" and "economic" housing are considered part of socialized housing. The price ceilings stated herein shall be adjusted according to changes in national laws and policies.

**3.12. High Density Housing** – The strategy of building multi-storey Affordable Housing, which may either be Socialized or Economic Housing, in order to maximize the value of land and accommodate a significant number of informal settler families.

**3.13. Homeowners Association (HOA)** – Refers to a non-stock, non-profit corporation registered with the Department of Human Settlements and Urban Development, or previously registered with the Housing and Land Use Regulatory Board (HLURB) or the Home Insurance Guarantee Corporation (now Home Guaranty Corporation) or the Securities and Exchange Commission, organized by owners or purchasers of a lot in a subdivision/village or other residential real property located within the jurisdiction of the association; or awardees, usufructuaries, legal occupants

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and/or lessees of a housing unit and/or lot in a government socialized or economic housing or relocation project and other urban estates; or underprivileged and homeless citizens as defined under existing laws in the process of being accredited as usufructuaries or awardees of ownership rights under the 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 the local government unit;

**3.14. Housing Cooperative** – Refers to an association organized and registered with the Cooperative Development Authority to assist or provide access to housing for the benefit of its regular members who actively participate in the savings program for housing. It is co-owned and controlled by its members.

**3.15. Idle Lands** – Non-agricultural lands on which no improvements, as herein defined, have been made by the owner, as certified by the City Assessor.

**3.16. Improvements** – All types of buildings and residential units, walls, fences, structures or constructions of all kinds of a fixed character or which are adhered to the soil but shall not include trees, plants and growing fruits and other fixtures that are mere superimposition on the land, and the value of improvements shall not be less than fifty percent (50%) of the assessed value of the property.

**3.17. Illegal Structures**– Illegal Structures shall include any improvement in areas cleared for implementation of government infrastructure projects. The term also includes all improvements that were constructed without appropriate building permits, or any improvement made on existing structures after the issuance of Occupancy Permits, without the consent of the City Building Official.

**3.18. In-City Resettlement** –Refers to a relocation site within the jurisdiction of the City of Pasig.

**3.19. Informal Settlers Families** – Families living in make-shift dwellings or improvements without any form of security of tenure, whether by ownership, lease, or usufruct.





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**3.20. Land Banking** – The acquisition of land at values based on existing use in advance of actual need to promote planned development and affordable housing programs.

**3.21. Land Inventory** – A comprehensive database of all lands owned by the City, identifying land that may be allocated for socialized housing.

**3.22. Land Swapping**– The process of land acquisition by exchanging land for another piece of land of equal value, for shares of stock in a government or quasi-government corporation whose book value is of equal value to the land being exchanged, for the purpose of planned and rational development and provision for socialized housing where land values are determined based on land classification, market value and assessed value taken from existing tax declarations.

**3.23. Local Housing Board or LHB** – A local special body tasked to formulate, develop, implement, and monitor policies on the provision of housing and resettlement areas, and on the observance of the right of the underprivileged and homeless to a just and humane eviction and demolition.

**3.24. Local Shelter Plan**– The thematic plan periodically prepared by the Local Housing Board to articulate the objectives of the Housing Sub-Sector of the Social Development Sector of the City Development Council.

**3.25. Near-City Resettlement** –Refers to a relocation site within the jurisdiction of an LGU adjacent to Pasig City.

**3.26. Neighborhood Association** – Refers to a group of potential public housing beneficiaries living in contiguous areas, identified, and accredited by or organized with the assistance of the LGU, for the purpose of availing of housing programs or projects being implemented by the said LGU. To avoid confusion, Neighborhood Associations are associations that are not yet registered with the HLURB, HGC, or the Homeowners Associations and Community Development Bureau of the Department of Human Settlements and Urban Development.



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**3.27. Off-City relocation** – Refers to the development of a site outside and not adjacent to Pasig City.

**3.28. On-Site Development** – The process of upgrading and rehabilitation of blighted slum areas in the City with a view of minimizing displacement of dwellers in said areas, and with provisions for basic services.

**3.29. People's Plan** – Refers to the plan formulated by the beneficiary-association, which shall contain a Site Development Plan that conforms to the Zoning Ordinance of the LGU under whose jurisdiction the project site is proposed to be located, including community health, sanitation, and security plans, as well as non-physical development components such as self-help housing cooperative, livelihood, self-help development, capability building, and a system of allocating socialized housing units that promotes and protects the welfare of the elderly, persons with disability, and children.

**3.30. Professional Squatters** – Individuals or groups who profit financially from occupying or disposing lands without the consent of the landowner. The term shall also apply to persons who have previously been awarded home lots or housing units by the Government but who thereafter sold, leased, or transferred the same to settle illegally in the same place or in another area, and non-bona fide occupants and intruders of land reserved for Affordable Housing. The term shall not apply to individuals or group who simply rent land and housing from professional squatters and squatting syndicates.

**3.31. Public Housing** – Refers to programs and projects owned and/ or managed by the government for the purpose of providing housing to underserved families;

**3.32. Rental Housing** – A type of socialized housing that is only available for rent to beneficiaries, not by sale or mortgage.

**3.33. Resettlement Areas** – Areas to be used for the relocation of informal settler and other poor and underprivileged families whether in-city, near-city or far-city.

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**3.34. Security of Tenure** – The degree of protection afforded to qualified housing program beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or demolition, by virtue of the right of ownership, lease agreement, usufruct and other contractual arrangements.

**3.35. Socialized Housing** – Refers to housing programs and projects covering houses and lots or home lots only, or residential condominium units undertaken by the government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and such other benefits in accordance with the provisions of RA 7279, otherwise known as the "Urban Development and Housing Act", as amended by RA 10884, otherwise known as the "Balanced Housing Development Program Amendments".

**3.36. Transition Housing**– Temporary relocation area for beneficiaries subject to relocation, while the permanent relocation area is being constructed or completed. It also refers to temporary housing units for persons or families whose housing have been destroyed by natural or man-made calamities and area awaiting reconstruction.

**3.37. Poor and underprivileged citizens** – Individuals or families whose income or combined household income falls within the poverty threshold of Pasig City as defined by the National Economic and Development Authority. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.

**3.38. Underserved Families** – Refers to those who are disadvantaged in terms of access to basic services because of inability to pay or other disparities by reason of economic or social status, ethnicity, geographical isolation, and other circumstances.

**SECTION 4. LEGAL BASES**

**1987: Constitution of the Republic of the Philippines** – The State shall continue a program on urban land reform and housing to provide affordable, decent housing and basic services to under-privileged and homeless citizens



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in urban centers and resettlement areas. (Article XIII Section 9) Urban or rural poor dwellers shall not be evicted nor their dwelling 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 and the communities where they are to be relocated. (Article XIII Section 10).

**1986: Executive Order No. 82 on December 8, 1986** - Pres. Corazon Aquino signed Executive Order No. 82 creating the Presidential Commission on the Urban Poor (PCUP) as the direct link of the government to the urban poor, who in turn, advocated the creation of urban poor affairs offices (UPAO) or UPAO-like bodies in local government units that cover the whole range of government intervention from housing to ensuring livelihoods.

**1991: Republic Act No. 7160: Local Government Code of 1991** - Directs Local Governments to exercise their powers for the general welfare of its constituents (Section 16), as well as to provide the necessary Basic Services Facilities (Section 17) Declares power of the LGU to expropriate (eminent domain) can be applied for public use or purpose or for the benefit of the poor and landless and with just compensation to the affected property owner (Section 19)

**1992: Republic Act No. 7279: Urban Development and Housing Act (UDHA)** - Local government units (LGUs) are required to make an inventory of government owned lands and identify suitable sites for socialized housing, where availability of basic services, proximity to work and economic opportunities are considered. The IRR on the procedures on summary eviction are also prescribed.

RA7279 also stipulates the provision of decent shelter to the underprivileged and homeless citizens in urban areas and resettlement areas whose occupancy on the land is uncertain and improve the capability of LGUs in undertaking urban development and housing programs and projects. Promote strategies such as localization of housing, private-public sector partnership, and beneficiary-led approach to resettlement. It also recognized the rights of the poor to adequate relocation sites when evicted and enhanced acceptability of usufruct and leasehold rights as secure tenure instruments for housing finance.

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**2008: DILG Memorandum Circular No. 2009-005 from the amended DILG MC No. 2008-143** – Requires the proponents of evictions or demolitions to attest that all necessary steps have been taken before issuing an Eviction and Demolition Certificate of Compliance (COC). The Local Housing Boards (LHBs) will act as the LGUs' sole clearing house for eviction and demolition activities concerning informal settlers in danger areas, public places and government projects. It will monitor all evictions and demolitions, whether voluntary, extra-judicial, summary, or court-ordered. In cases where there are no LHB, a Local Inter-Agency Committee can issue the COC.

**2016: Republic Act No. 10752: The Right-of-way-Act** – Authorizes the government through the HUDCC and NHA, in coordination with the LGUs and implementing agencies concerned, to establish and develop ISF relocation sites, including the provision of adequate utilities and services, in anticipation of ISFs that have to be removed from the right-of-way or site of the future infrastructure projects. Whenever applicable, the concerned LGUs shall provide and administer the relocation sites. (Section 9)

**2016: Republic Act No. 10884: Balanced Housing Program Amendments Act** –Amendment of Section 3, redefining "Socialized housing" by including residential condominium units in the type of housing programs and project undertaken by the government or the private sector for the underprivileged and homeless citizens.

Amendments to Section 18 of Republic Act No. 7279 on Balanced Housing:

1. Requiring owners and/or developers of proposed subdivision and condominium projects to develop an area for socialized housing.
2. Exempting owners and/or developers of proposed socialized subdivision and condominium projects from the said requirement.
3. Requiring that the area for socialized housing should be equivalent to:



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- at least fifteen percent (15%) of the total subdivision area or subdivision project cost; and
- at least five percent (5%) of condominium area or project cost.

4. Complying with the balanced housing requirement in the following manner:

- a. Development of socialized in a new settlement;
- b. Joint-venture projects for socialized housing with the local government, housing agencies, or another private developer or accredited NGO by the HLURB; and
- c. Development of education facilities in an existing socialized housing area

5. Indicating that no other form of compliance other than those listed may be prescribed except through the enactment of a subsequent law.

6. Mandating that no subdivision plan or condominium plan shall be approved by any LGU or government agency unless accompanied by a written undertaking made under oath by the owner and/or developer, setting forth in detail the manner in which compliance with Section 18 is proposed.

Mandating the HLURB to submit to Congress an Annual Compliance Report by the Owners and/or Developers

**Republic Act No. 9729: Climate Change Act and Republic Act No. 10121: Disaster Risk Reduction and Management Act** – Prescribe the mainstreaming of climate change, in synergy with disaster risk reduction into the national, sectoral and local development plans and programs. LGUs have been assigned as to lead the formulation, planning and implementation of climate change action plans in their respective areas, and assigned to consider climate change adaptation and disaster risk reduction and response as included in their regular functions.



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These policies also apply in the formulation of housing and resettlement plans by LGUs, and require that the resettlement areas are designed to be adapting to climate change and community system allow for disaster risk reduction and response.

**Republic Act No. 8972: Solo Parents' Welfare Act** – A comprehensive package of social development and welfare services for solo parents and their families will be development and welfare by the DSWD, DOH, DECS, CHED, RESDA, DOLE, NHA and DILG, in coordination with local government units and a nongovernmental organization with proven track record in providing services for solo parents. (Section 5)

Solo parents shall be given allocation in housing projects and shall be provided liberal terms of payment on said government low-cost housing project in accordance with housing law provisions prioritizing applicants below the poverty line as declared by the NEDA. (Section 10)

**2008: Republic Act No. 9710: Magna Carta of Women** – Specifies that the government shall develop housing programs for women that are localized, straightforward, and accessible, with potable water, and electricity, secure, with viable employment opportunities and affordable amortization. The women are be involved in the community planning and development, especially in matters pertaining to land use, zoning, and relocation

**2009: Republic Act No. 9904: Magna Carta for Homeowners and Homeowners' Associations, as amended by Republic Act 11201** – Associations of homeowners shall be required to register with the HLURB, now the Homeowners Associations and Community Development Bureau of the DHSUD. All intra-corporate disputes shall also be resolved by the HLURB, now the Homeowners Associations and Community Development Bureau of the DHSUD.

**2016: Republic Act No. 10821: Children's Emergency relief and Protection Act** – Requires the NHA, in coordination with the DSWD, DENR, DPWH, DILG and LGUs of the areas declared under a state of calamity, immediately establish an option for transitional shelters, prioritizing vulnerable an marginalized groups including orphaned, separated, and unaccompanied children, and a pregnant and lactating mother.



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**2019: Republic Act No. 11201** – The law creating the Department of Human Settlements and Urban Development (DHSUD), Republic Act No. 11201, was signed into law by President Rodrigo Duterte on February 14, 2019 with the signing announced to the public by the government on February 19, 2019. The DHSUD was a merger of the Housing and Urban Development Coordinating Council (HUDCC) and the Housing and Land Use Regulatory Board (HLURB), with the former becoming defunct and the latter reorganized as the Human Settlements Adjudication Commission (HSAC). The Implementing Rules and Regulations (IRR) for RA 11201 was signed on July 19, 2019. A five month transition period will begin with a projected full implementation of the law by January 1, 2020.

**ARTICLE II**  
**THE PASIG CITY SOCIALIZED HOUSING AND URBAN COMMUNITY DEVELOPMENT PROGRAM**

**SECTION 1. ESTABLISHMENT OF THE PASIG CITY SOCIALIZED HOUSING AND URBAN COMMUNITY DEVELOPMENT PROGRAM (HEREBY REFERRED TO AS THE PROGRAM)** –The Pasig City Housing and Urban Community Development Program is hereby established under the direct supervision of the City Mayor.

**Beneficiaries.** The City’s housing program is established to benefit poor and underprivileged citizens. Priority to the city’s housing program shall be given to qualified and deserving informal settler families living on danger zones.

In accordance with this, any family that is affected or is going to be affected by the demolition of the abovementioned structures, priority shall be given in the following order:

- a. Structure Owner – actual owner and occupant of the demolished structure.
- b. Sharer – actual occupant of the demolished structure but not the owner; usually a family member who already has a family of his own.
- c. Renter – lessee or tenant of the demolished structure.

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Professional squatters and/or structure owners who do not actually occupy the demolished structure shall not be qualified as beneficiaries of this Program.

The Program also aims to address the needs and concerns of the following poor and underprivileged citizens:

1. The beneficiaries, both actual and proposed, of on-going Community Mortgage Programs (CMP), whether through localized CMP or through community development support;
2. The beneficiaries, both actual and proposed, of proposed CMPs, whether through localized CMP or through community development support;
3. The beneficiaries of in-city housing projects of the City through the provision of community development support; and
4. The re-settlers from Pasig City to off-city relocation sites, through community development support in partnership with the NHA and/or the receiving LGUs.

**SECTION 2. SCOPE AND COVERAGE OF THE PROGRAM**

The scope and coverage of the Program shall consist of all the stages of the participatory housing process undertaken by the city, whether community-initiated (People's Plan mode) or government-initiated.

**2.1.** Community consultations and social preparation, to establish the readiness and willingness of the target families to tackle alternative housing options.

Social preparation is the process of establishing the norms and mechanisms that will allow the intended housing beneficiaries to work together in planning and undertaking their housing project proposal in partnership with the local government, or to participate meaningfully in housing projects undertaken on their behalf.

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*Geidi Bon*  
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Social preparation also implies raising the awareness of the intended beneficiaries about their rights and obligations as housing beneficiaries.

**2.2. Identification and qualification of housing project beneficiaries and preparation of the master list per housing project.**

**2.3. Organizational preparation and capacity building for the community associations of the target beneficiaries of each housing project.**

Organizational preparation involves developing the capacity of the associations of intended beneficiaries to make and execute collective decisions through their association, which is necessary for the efficient transaction of the association with the local government in regard to the housing project.

Capacity building covers areas of concerns of the community association, such as participation in project planning, site development, construction, monitoring, and estate management.

**2.4. Housing project preparation, covering land acquisition, site development planning, and construction development planning.**

The master list of beneficiaries, the identified land site, the site and construction plan, and the post-construction occupancy and estate management plans at least shall constitute the housing project plan, or the people's proposal of the community association.

**2.5. Builder/Developer selection and construction implementation management.**

**2.6. Construction monitoring and supervision involving the beneficiary association.**

**2.7. Unit assignment and occupancy.**

**2.8. Installation of community/estate management systems and procedures, covering property management, safety and security, sanitation and health, disaster preparedness, conflict mediation, and basic services.**



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*Amfam* 2.9. Amortization management.

2.10. Provision of site support services in health and sanitation, safety, livelihood, etc.

**SECTION 3. PROGRAM COMPONENTS.**— The Pasig City Housing and Urban Community Development Program shall have the following components:

**3.1. Public Housing Development.** The City shall develop, build, and finance on its own or jointly with the National Government and/or the private sector, rent-to-own and rental housing through innovative means, principally through the People's Plan, to provide safe, secure, decent, resilient and affordable housing to informal settler and other poor and underprivileged citizens. Such housing projects shall be one of the priorities in the disposition and utilization of city-owned lands.

**3.2. Community Mortgage Program Development.** The City shall act as an originator and/or mobilizer of socialized housing projects for the benefit of homeless and informal settler families within its jurisdiction, in cooperation with the community associations of housing beneficiaries as second-party entities, and support NGOs and other third-party entities. Aside from the Community Mortgage Program, sources of alternative socialized housing financing, such as private developers and Home Development Mutual Fund or PAG-IBIG, shall be developed.

**3.3. Community Management and Development.** The City shall undertake a continuing program of ensuring basic community services and infrastructure, access to employment and livelihood, and engaging the beneficiary community to institute and strengthen self-governance and community solidarity.

The City shall undertake a program of enhancing the financing recovery from City-initiated housing projects by improving amortization collection and the judicious application of condonation of arrears. The City shall extend technical and training assistance to beneficiaries to improve their financial capacity for amortization management in social housing projects.

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This program shall be undertaken with the participation of the dwellers themselves, the barangay councils, partner NGOs, and partner local governments [in the case of NHA off-city sites]. Through consultative, inclusive processes, these stakeholders shall identify and validate the most immediate needs of the housing communities that shall be the basis for city budget prioritization.

This program shall cover the housing projects established by the city, housing cooperatives, and civil society organizations, as well as housing resettlements established in cooperation with the National Housing Authority, Community Mortgage Program, and other government agencies.

In the case of Off-City resettlements, the City as sender LGU shall assist the receiving LGU and the National Housing Authority and other concerned National Government Agencies in providing basic services and other measures to promote the welfare of the resettled communities and to facilitate their full integration into the economic, social and political life of the receiving city or municipality.

**SECTION 4. THE LOCAL HOUSING BOARD (LHB).**— The Local Housing Board is a local special body mandated by Executive Order No. 207 (EO 207 Series of 2008) and supplemented by the DILG Memorandum Circular No. 2008-143. It was set up to serve as the sole clearing house for the eviction and demolition of informal settlers. The DILG Circular specified its tasks as follows: 1) monitoring evictions and demolitions; 2) consultations with the affected families; and 3) compliance with the pre-relocation guideline specified in the law, which is RA 7279 or the Urban Development and Housing Act. Such compliance is expressed by the Certificate of Compliance (COC).

Later on, National Government have come out with directives that encourage an expanded role for the LHB in the formulation of the Local Shelter Plan and the increased participation of civil society organizations, namely Peoples



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Organizations (POs) and Non-Governmental Organizations (NGOs) in the formulation and monitoring and implementation of housing policies in the localities. These are: 1) the Philippine Development Plan 2011 – 2016 Chapter 8, 2) DILG Memorandum Circular 2015-56: Guidelines for the implementation of DILG Micro-Medium Rise Buildings (MMRB) projects by LGUs, 3) Philippine Development Plan 2017 – 2021 Chapter 12 and 4) Local Shelter Planning Manual of the Housing and Urban Development Coordination Council 2016.

**4.1. Functions and Powers.** The Local Housing Board has the following functions and powers:

- a) Serve as the clearing house for evictions and demolitions of informal settlers;
- b) Recommend provisions of the Local Shelter Plan to the *Sangguniang Panlungsod*;
- c) Recommend sites and schemes for acquisition and dispossession of lands for socialized housing purposes; and
- d) Advise the *Sangguniang Panlungsod* on matters of local taxation in relation to socialized housing programs

**4.2. Composition.** The Local Housing Board shall be composed of the following:

- a) The City Mayor as Chairperson;
- b) The City Administrator as the Vice-Chairperson;

Members:

- c) The Chairperson of the *Sangguniang Panlungsod* on Housing and Urban Poor;

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- d) The City Budget Officer;
- e) The City Planning Coordinator;
- f) The City Engineer;
- g) The City Building Official;
- h) The City Legal Officer;
- i) Chief of the Peace and Order Department;
- j) Representative from the Department of Human Settlements and Urban Development;
- k) Representative from the Presidential Commission for the Urban Poor;
- l) Representative from the National Housing Authority;
- m) Representative from the Commission on Human Rights;
- n) Representative from the National Anti- Poverty Commission;
- o) Representative from the Local Development Council;
- p) Representative from the private or business sector;
- q) Representatives from the Peoples Organizations who are duly accredited or recognized by the city, or by other national entities whose number should not be less than one-fourth of the full membership of the Board; and
- r) At least two (2) representatives from Non-Government Organizations who are duly accredited or recognized by the city, or by other national entities.



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**4.2.1** The PUSO shall serve as the Secretariat of the Local Housing Board.

**4.3 Meetings.** The Local Housing Board shall meet as often as may be deemed necessary by the Board. The presence of the Chair or Vice-Chair and the majority of its members shall constitute a quorum.

**SECTION 5. BENEFICIARY SELECTION COMMITTEE.** -The Beneficiary Selection Committee shall be primarily tasked with the screening of the beneficiaries of the housing programs of the City in accordance with the qualifications to be provided by the implementing rules and regulations of this Code.

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**5.1. Composition.** The Beneficiary Selection Committee shall be composed of the following:

- a) The Head of the PUSO as Chairperson;
- b) The Attorney V of the PUSO as the Vice-Chairperson;

Members:

- c) The respective heads of the PHD, UPSD, and the CDD; and
- d) Two (2) members of the community organization involved in the proposed housing project. Provided, that all organizations and/or groups of the concerned community shall be consulted and be given opportunities to provide input in the development.

**5.2.** The ARD shall serve as the Secretariat of the Committee.

**SECTION 6. APPROPRIATIONS.** - The funds for the necessary implementation of the Program shall be taken from the Office of the Mayor and from any available funds in the City Treasury subject to existing laws and Commission on Audit rules and regulations.

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**SECTION 7. TECHNICAL WORKING GROUP.** – The City Mayor shall form a Technical Working Group who will be tasked to enact an implementing rules and regulations which shall include, but not limited to, qualification of beneficiaries, formulation of guidelines in the processing of People’s Plan and Community Mortgage Program projects, identification of duties and responsibilities in relation with the HOAs in existing housing projects and the implementation of the Balanced Housing Program in the city, within three (3) months from the effectivity of this Code.

**SECTION 8. SEPARABILITY.** – If any part or provision of this Ordinance is held invalid, other parts not affected thereby shall continue to be in full force and effect.

**SECTION 9. REPEALING CLAUSE.** – All ordinance, resolutions, executive orders, rules, regulations, and other issuances or parts thereof that are inconsistent with the provisions of this *Ordinance* are hereby revoked or modified accordingly.

**SECTION 10. EFFECTIVITY.** – This Ordinance shall take effect immediately.

APPROVED this 26th day of **November 2020** in Pasig City.

**FERDINAND A. AVIS**  
Councilor

**MARIO C. CONCEPCION, JR.**  
Councilor

**GREGORIO P. RUPISAN JR.**  
Councilor

**ORLANDO R. BENITO**  
Councilor

**REYNALDO R. SAN BUENAVENTURA III**  
Councilor

**RODRIGO B. ASILO**  
Councilor



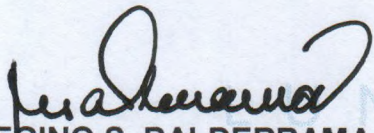


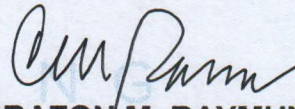
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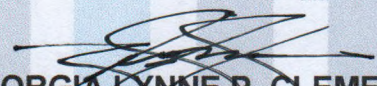
  
REGINO S. BALDERRAMA  
Councilor

  
CORAZON M. RAYMUNDO  
Councilor

  
EDITHA C. SANTIAGO  
Councilor

  
WILFREDO F. SITYAR  
Councilor

RIGOR J. ENRIQUEZ  
LIGA President

  
GEORGIALYNNE P. CLEMENTE  
SK Fed. President

  
RHICHIE GERARD T. BROWN  
Councilor  
Minority Floor Leader

  
ROSALIO D. MARTIRES  
Councilor  
Majority Floor Leader

*Clara R. Bar*



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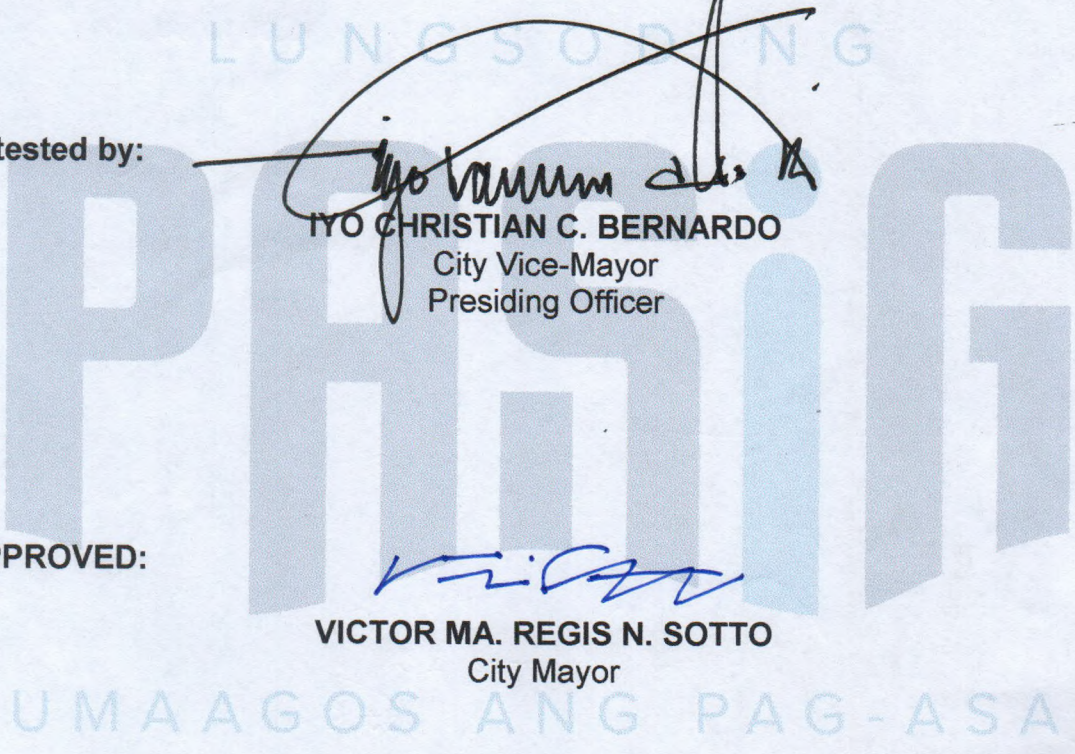
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Attested by:

*[Handwritten signature]*  
IYO CHRISTIAN C. BERNARDO  
City Vice-Mayor  
Presiding Officer

APPROVED:

*[Handwritten signature]*  
VICTOR MA. REGIS N. SOTTO  
City Mayor



Attested by:

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LOIDA U. VILLANUEVA  
Acting City Council Secretary

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