DHSUD, QC eye rental housing option

BusinessMirror · 9 Aug 2025 · A3 · By Bless Aubrey Ogerio

THE Department of Human Settlements and Urban Development (DHSUD) is in talks with the Quezon City government to pilot a rental housing scheme under the administration's Expanded Pambansang Pabahay para sa Pilipino (4PH) Program, targeting squatter or informal-settler families in high-risk areas.

Housing Secretary Jose Ramon Aliling and Quezon City Mayor Ma. Josefina Tanya Go Belmonte met on Thursday to discuss a potential partnership that would develop rental units on city-owned land.

The initiative aims to provide affordable housing to informal-settler families, particularly those residing in high-risk areas, while addressing the constraints posed by high land prices in Metro Manila.

Data from the United Nations Habitat showed that there are 3.7 million ISFS nationwide, with around half a million residing in slums or disaster-prone areas in the capital region.

Belmonte said the city has identified a blighted property in the urban core that could be redeveloped for the project, with affected residents either relocated or given rental subsidies.

"I also agree for rental scheme for that property. If we proceed with that, people are ready," she said, noting that ownership remains financially out of reach for many households in highly urbanized cities.

The DHSUD has earlier identified rental housing as a complementary modality to homeownership under 4PH, citing its potential in urban markets where property costs constrain affordable housing supply.

A pilot scheme had previously been considered within the University of the Philippines Diliman campus.

Although President Marcos made no direct mention of housing in his State of the Nation Address (Sona) last month, the DHSUD said it remains committed to deliver projects under 4PH.

A day after the Sona, Aliling announced a shift in strategy"focused on impact rather than volume,"shelving the original goal of building three million housing units by 2028 without setting a new target.