Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
21st City Council

PO21CC-366

58th Regular Session

ORDINANCE NO. SP- 3016 *, S-2021*

AN ORDINANCE ADOPTING A RENTAL HOUSING FOR QUALIFIED BENEFICIARIES OF QUEZON CITY SOCIALIZED HOUSING PROJECTS.

Introduced by Councilors MARIVIC CO PILAR and FRANZ S. PUMAREN.

Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Kate Galang-Coseteng, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Jose A. Visaya, Karl Castelo, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Melencio "Bobby" T. Castelo, Jr.,Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina and Noe Dela Fuente.

WHEREAS, Republic Act No. 7279 or the Urban Development and Housing Act mandates the State, through the local government units, to develop and implement a comprehensive urban development and housing program;

WHEREAS, in fulfilment of this mandate, the Quezon City Government had developed and implemented policies to provide affordable and adequate housing to all residents, especially the Informal Settler Families (ISFs) living in danger areas;

WHEREAS, the Quezon City Government, through the Housing, Community Development and Resettlement Department (HCDRD), in its desire to provide greater opportunities to significant number of Quezon City informal settlers/ residents to own an in-city decent and affordable housing, has been relentless in its efforts to expand its socialized housing projects;

WHEREAS, the Quezon City Council enacted Ordinance No. SP-2771, S-2018, otherwise known as the "Quezon City Comprehensive Socialized Housing Code of 2018", to uplift the living conditions of its citizens, especially the underprivileged and homeless sectors;

WHEREAS, in her State of the City Address dated October 12, 2020, the City Mayor, Honorable Ma. Josefina G. Belmonte, pronounced that the City Government shall adopt a rental scheme for Quezon City Socialized Housing Projects.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. DECLARATION OF POLICY. - Pursuant to Article V, Sections 2.2 and 2.3 of Ordinance No. SP-2771, S-2018, otherwise known as the "Quezon City Comprehensive Socialized Housing Code of 2018", a Rental Housing scheme is hereby adopted for the qualified beneficiaries of Quezon City Socialized Housing Projects.

SECTION 2. AUTHORITY. - The City Mayor, through the Housing, Community Development and Resettlement Department (HCDRD), is hereby authorized to facilitate the rental housing scheme and identification of socialized housing projects to be devoted to the rental housing program of the City. The HCDRD is also authorized to issue the terms and conditions of the rental housing program which shall be embodied in a "Kasunduan ng Pagpapaupa", which shall govern the contract and bind the parties thereto.

SECTION 3. BENEFICIARIES. - In selecting the beneficiaries, the HCDRD shall determine whether less than 60% of on-site beneficiaries of a particular socialized housing project cannot afford to purchase socialized housing without falling into Housing Stress. For purposes of this Ordinance, a Housing Stress is a situation where a household is spending 20% or more of its net income on housing. City Government rental housing scheme shall be made available exclusively to the underprivileged, homeless and ISFs. Provided that, ISFs that can afford economic housing or low-cost housing without falling into housing stress shall not be entitled to avail of City Government rental housing and will be referred to more appropriate types of Socialized Housing. Provided further, that the applicant has not previously been disqualified in accordance with Article VII of Ordinance No. SP-2771, S-2018, otherwise known as the "Quezon City Comprehensive Socialized Housing Code of 2018."

SECTION 4. REQUIREMENTS. - All underprivileged, homeless or ISFs may submit an application to avail of City Government rental housing. For identified project sites, all residents of the project site shall be required to submit an application to avail of City Government rental housing. The application shall be submitted to the HCDRD and shall be accompanied by the following requirements:

i. Application Form with names and photos of all members of the household;

ii. Proof of income (payslips, etc.) with Certification from employer;

iii. Proof of other sources of income; and

iv. Such other requirements deemed necessary by the HCDRD.

SECTION 5. BENEFICIARY SELECTION AND ARBITRATION COMMITTEE. - To ascertain that applicants are qualified as Beneficiaries of City Government rental housing program, the HCDRD shall form a Beneficiary Selection and Arbitration Committee (BSAAC) which shall be composed of the following:

Chairperson: HCDRD Head

Members: City Council Representative as recommended by the City Council;

Representative from the Local Housing Board;

Punong Barangay and/or duly Authorized Representative; and

HOA President and/or duly Authorized Representative as Ex-Officio Member.

SECTION 6. SELECTION PROCESS. - The BSAAC shall determine if an applicant is qualified as a Beneficiary in accordance with Section 6 of Article V of Ordinance No. SP-2771, S-2018, otherwise known as the "Quezon City Comprehensive Socialized Housing Code of 2018." Thereafter, the Beneficiary Selection and Arbitration Committee will determine the priority level of the applicant or to a waitlist. Beneficiaries assigned to the waitlist shall be stacked according to priority level and chronological order of application.

SECTION 7. LEASE PERIOD. - The term of lease shall be renewable every three (3) years commencing from the perfection of "Kasunduan ng Pagpapaupa", which period shall not exceed twenty-five (25) years.

SECTION 8. RENTAL FEES. - Upon approval of this Ordinance, the rental shall be Eight Hundred Pesos (Php800.00) to be paid by the beneficiary on the date provided in the "Kasunduan ng Pagpapaupa."

The monthly rental shall correspondingly increase every three (3) years, following the year when this Ordinance takes effect, at a rate to be determined by the HCDRD, subject to review and consideration for appropriate amendment and revision.

Furthermore, the increase in the rental rate and/or possible provision for a graduated monthly rental rate shall be based, among others, on the accessibility of the housing unit, subject to review and consideration for appropriate amendments and revision.

However, if it shall be proven that the financial capacity and the socio-economic profile of the beneficiary render it difficult for him/her to pay the monthly rental, the same shall be given at a discounted rate. In this case, the beneficiary concerned shall be required to submit necessary documents and undergo a screening process to be entitled to the discounted rate.

SECTION 9. RENTAL HOUSING TRUST FUND. - There is hereby created a special account and trust fund to be called the "Rental Housing Trust Fund", the available funds of which shall be administered by the HCDRD.

The aforesaid trust fund shall be used solely and exclusively to finance the land cost recovery and such other incidental, necessary and appropriate expenses which the City Government may incur pursuant to its mandate of instituting continuing socialized housing projects.

The trust fund shall be funded by payments, remittances and other sums received or collected from the communities and beneficiaries pursuant to the lease contract entered into by and between the beneficiaries and the City Government.

SECTION 10. CHANGE OF STATUS. - Before the expiration of the lease, the HCDRD shall determine if the financial status of the Beneficiary has improved and if the household is already financially capable of purchasing socialized housing or other types of Social Housing. Upon such determination, the lease will not be renewed, but the Beneficiary will be referred to nearby or alternative Socialized Housing sites.

SECTION 11. PARTNERSHIP WITH PRIVATE SECTOR. - For the realization of the purpose and for full implementation of the rental housing program, the Quezon City Government may enter into partnership with private institutions and non-governmental organizations for the construction, improvement, development of support facilities, and rehabilitation of houses for rental housing.

SECTION 12. REPEALING CLAUSE. - All ordinances, rules and regulations, or parts thereof, in conflict with, or inconsistent with any of the provisions of this Ordinance are hereby repealed or amended accordingly.

SECTION 13. SEPARABILITY CLAUSE. - If any provision, section, or part of this Ordinance is declared unconstitutional by a court of competent jurisdiction, such judgment shall not affect or impair the remaining provisions, sections, or parts hereof which shall continue to be in full force and effect.

SECTION 14. EFFECTIVITY CLAUSE. - This Ordinance shall take effect immediately upon its approval.

ENACTED: March 8, 2021.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

APPROVED: MAR 2 9 2021

MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 8, 2021 and was PASSED on Third/Final Reading on March 15, 2021.

Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III