



Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOR
Office of the Sangguniang Bayan

MUNICIPAL ORDINANCE NO. 1
Series of 2012

AN ORDINANCE CREATING THE (1) LOCAL HOUSING BOARD AND THE (2) HOUSING AND ECONOMIC ENTERPRISES REGULATION OFFICE OF BACOR, CAVITE AND PROVIDING FUNDS THEREFOR.

EXPLANATORY NOTES

WHEREAS, Article XII, Section 9 of the Constitution of the Republic of the Philippines provides that, "The State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and decent housing model, make available at affordable cost decent housing and basic services for the underprivileged and homeless citizens in urban center and resettlement areas";

WHEREAS, the Local Government Code of 1991 likewise mandates local government units with the responsibility to provide basic services and facilities to include program and projects for low cost housing and mass dwellings;

WHEREAS, Republic Act of 7279 (Urban Development and Housing Act), also provides for the preparation of a comprehensive and continuing urban development and housing program, establish the mechanism for each implementation and for other purposes,

WHEREAS, the continuing influx of migrants to Bacoor, Cavite generated too much pressure on limited land resources that led to the burgeoning of numerous shanty towns and other depressed areas within the municipality that stunted the latter's economic growth. Moreover, the said areas has become breeding grounds of criminality which necessitated the development of a rationalized and planned approach in the construction of dwelling units for the benefit of informal settlers within Bacoor, Cavite.

WHEREAS, the municipal government of Bacoor, Cavite has yet to devise a long term socialized housing plan as an integral part of the socio-economic development of the municipality for the benefit of the estimated 22,618 informal settlers of the municipality;

Introduced by **Hon. Edwin Gawaran, Hon. Avelino Solis, Hon. Reynaldo M. Fabian, Hon. Venus De Castro, Hon. Reynaldo D. Palabrica, Hon. Jaime Sapanghila, Hon. Bayani M. De Leon, Hon. Catherine Evaristo and Hon. Ma. Eliza Bautista.**

Be it ordained by the Sangguniang Bayan of Bacoor, Cavite, in regular session assembled, that:

CHAPTER I

SECTION 1. DEFINITION OF TERMS.- As used in this Ordinance, the following terms are hereby defined as follows:

Address: Evangelista St., Barangay Tabing Dagat, Bacoor, Cavite
Telefax No.: (046) 434-6716

[Signatures]
EDWIN G. GAWARAN
Councilor
AVELINO B. SOLIS
Councilor
REYNALDO M. FABIAN
Councilor
ATTY. VENUS D. DE CASTRO
Councilor
Absent
JANAIRO C. SAN MIGUEL
Councilor
REYNALDO D. PALABRICA
Councilor
JAIME A. SAPANGHILA
Councilor
BAYANI M. DE LEON
Councilor
CATHERINE S. EVARISTO
Councilor - Vice President
MA. ELIZA H. BAUTISTA
Councilor - SK President
Attested by:
ATTY. KHALID A. ATEGA, JR.
Secretary to the Sanggunian
Certified by:
ROSETTE MIRANDA FERNANDO
Municipal Vice Mayor/Presiding Officer
Approved by:
STRIKE B. REVILLA
Municipal Mayor



Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOR
Office of the Sangguniang Bayan

[Signature]
 EDWIN G. CAWARAN
 Councilor

[Signature]
 AVILINO B. SOLIS
 Councilor

[Signature]
 REYNALDO M. FABIAN
 Councilor

[Signature]
 ATTY. VENUS D. DE CASTRO
 Councilor

Absent
 JANAIRÓ C. SAN MIGUEL
 Councilor

[Signature]
 REYNALDO D. PALABRICA
 Councilor

[Signature]
 JAYME A. SAPANGHILA
 Councilor

[Signature]
 BAYANI M. DE LEON
 Councilor

[Signature]
 CATHERINE S. EVARISTO
 Councilor / *AK President*

[Signature]
 MA. ELIZA H. BAUTISTA
 Councilor / *SK President*

Attested by:
[Signature]
 ATTY. KHALID A. ATEGA, JR.
 Secretary to the Sanggunian

Certified by:
[Signature]
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:
[Signature]
 STRIKE B. REVILLA
 Municipal Mayor

CMP – The Community Mortgage Program is a mortgage financing program of the National Home Mortgage Corporation (NHMFC) which assists legally organized associations of underprivileged and homeless citizens to purchase and develop a tract of land under the concept of community ownership. The primary objective of the program is to assist residents of blighted areas to own the lots they occupy, or where they choose to relocate to and eventually improve their neighborhood and homes to the extent of their affordability.

Collective Ownership- refers to a form of land tenure security where ownership of real property or land is collectively owned and maintained by the community association or the Homeowners Association (HOA).

Community Savings- is a form of strategy in involving full participation from the communities in shelter delivery as well as the establishment of “convergence of resources” as the long-term source of housing finance.

Convergence of Resources- is a core ingredient in establishing the housing finance as it constitutes various streams of cash flows emanating from government contributions private sector’s Corporate Social Responsibility (CSR), philanthropic donations, and external funding from the national government and bilateral international agencies.

Economic Enterprises—shall refer to all businesses or commercial activities specifically intended or designed by the Bacoor local government or its partners in the private sector to improve the economic standing of informal settlers residing in Bacoor.

HEERO – the Housing and Economic Enterprises Regulation Office.

Houses- refer to any structure used principally for the purpose of dwelling.

Lot area per family- a portion of an area of a lot allocated for one family.

Occupancy- means actual and physical habitation by the named awardees or beneficiaries. The construction of any structure on the lot without actual physical habitation by the designated low awardees or beneficiaries, or the habitation by anybody other than the awardees or beneficiaries, shall not satisfy the requirement of “occupancy.”

Public places- refer to any place, which include among others, parks, public utility vehicles, recreational centers, churches, public cemeteries, public or private markets, public parking, street alleys, sidewalks, national roads and highways.

Resettlement sites- refer to any land or area wherein all qualified informal settlers are relocated by the municipal government of Bacoor, Cavite or other private, non-profit institutions.

Security of Tenure - refer to the degree of protection afforded to qualified beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or disposition, by virtue of the right of ownership (both collective and individual), lease agreement, homelot rental or housing rental, and other contractual arrangements.





Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOOOR
Office of the Sangguniang Bayan

Socialized Housing - refers to housing programs and projects covering houses and lots or homelots undertaken either by the government or private institutions and/or civil society organizations in collaboration or partnerships with the local and national governments benefiting the underprivileged and homeless citizens which shall include sites and services development or provision of sufficient and accessible urban utilities, appropriate housing finance, and other benefits in accordance with the provisions of this Ordinance.

CHAPTER II

POLICY MAKING BODY

SECTION 2. THE BACOOOR LOCAL HOUSING BOARD shall serve as the policy-making body of the socialized housing program and shelter policies of the local government of Bacoor.

SECTION 3. COMPOSITION OF THE LOCAL HOUSING BOARD:

The Local Chief Executive of the Local Government Unit shall be the Chairman of the Board.

The Chairman shall appoint members of the Board from among the following: Municipal Administrator, Municipal Planning and Development Officer, Municipal Social Welfare and Development Officer, Municipal Treasurer, Municipal Budget Officer, Municipal Health Officer, Municipal Engineer, Municipal Legal Officer, Municipal Assessor, PNP Station Commander, Sangguniang Bayan member (Chairperson of the Land Use and Housing Committee), a representative of the federation of urban poor homeowners association, a representative from the Bacoor Chamber of Industry and Commerce, two (2) representatives from private institutions/civil society organizations which are involved in shelter delivery within the community and one (1) from the religious community.

The Municipal Administrator shall preside over all meetings of the Board in the absence of the Mayor.

The Municipal Planning and Development Officer shall be the Secretary of the Board and shall prepare and maintain all of its records including the minutes of its meetings.

The Board shall meet at least twice a year or once every six (6) months. However, the Mayor may call for an Emergency Board meeting at any time depending on the exigencies of public service. The meeting attendance or composition shall be based on the relevance and priorities of the agenda as determined by the Local Chief Executive.

The tenure of office of the members of the housing board is co-terminus with the Local Chief Executive.

SECTION 4. FUNCTIONS OF THE BOARD. The powers of the Board are as follows:

[Handwritten Signature]
 EDWIN G. GAWARAN
 Councilor

[Handwritten Signature]
 AVELINO B. SOLIS
 Councilor

[Handwritten Signature]
 REYNALDO M. FABIAN
 Councilor

[Handwritten Signature]
 ATTY. VENUS D. DE CASTRO
 Councilor

Absent
 JANAÍRO C. SAN MIGUEL
 Councilor

[Handwritten Signature]
 REYNALDO D. PALABRICA
 Councilor

[Handwritten Signature]
 JAIME L. SAPANGHILA
 Councilor

[Handwritten Signature]
 BAYANI M. DE LEON
 Councilor

[Handwritten Signature]
 CATHERINE S. EVARISTO
 Councilor - ABC President

[Handwritten Signature]
 MA. ELDES H. BAUTISTA
 Councilor - JK President

Attested by
[Handwritten Signature]
 ATTY. KHALID A. ATEGA, JR.
 Secretary to the Sanggunian

Certified by
[Handwritten Signature]
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by
[Handwritten Signature]
 STRIKE B. REVILLA
 Municipal Mayor

BAGONG BACOOOR!



Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

[Signature]
 EDWARD G. CAWARAN
 Councilor

[Signature]
 AVELINO B. SOLIS
 Councilor

[Signature]
 REYNALDO M. TABLAN
 Councilor

[Signature]
 ATTY. VENUS D. DE CASTRO
 Councilor

Absent
 JANAÍRO C. SANMIGUEL
 Councilor

[Signature]
 REYNALDO D. PALABRICA
 Councilor

[Signature]
 JAIME A. SAPANGHILA
 Councilor

[Signature]
 BAYANI M. DE LEON
 Councilor

[Signature]
 CATHERINE S. EVARISTO
 Councilor / APC President

[Signature]
 MA. ELIZABETH BAUTISTA
 Councilor / JPK President

Attested by:
[Signature]
 ATTY. KHALID A. ATEGA, JR.
 Secretary to the Sanggunian

Certified by:
[Signature]
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:
[Signature]
 STRIKE B. REVILLA
 Municipal Mayor

- A) Formulate the short, medium and long term shelter development plan of Bacoor, Cavite in accordance and based on the development priorities of the municipal government and on its Comprehensive Land Use Plan (CLUP) and Comprehensive Development Plan (CDP);
- B) Establish policies and implementing guidelines for the Municipality's housing program in consonance with RA 7279.
- C) Formulate policy guidelines on the overall urban development program (i.e., basic services and facilities, social enterprises, security of land tenure, infrastructure, health, water and sanitation, solid waste disposal, disaster risk management directed to mitigation and adaptation vis-à-vis climate change, education, establishment of various economic enterprises in or near resettlement sites and others);
- D) Monitor the implementation of the housing policies and programs of the Municipality;
- E) Obtain, establish and manage resources for the Municipality's housing program; and
- F) Link and network with government agencies, bilateral organizations, non-government organizations/civil societies, and the private sector involved in socialized housing programs and integrated social housing delivery under the framework of convergence of resources.

CHAPTER III

ENFORCING BODY

SECTION 5. THE HOUSING AND ECONOMIC ENTERPRISES REGULATION OFFICE (HEERO) is hereby created which shall serve as the implementing body of the socialized housing program and all housing concerns of the local government unit of Bacoor, Cavite.

SECTION 6. THE POWERS AND FUNCTIONS OF THE HEERO:

- A) To act as a localized government authority that will develop, regulate and maintain the housing program or human settlement activities of the Municipality;
- B) To implement the housing and urban development policies and guidelines as directed by the Bacoor Local Housing Board;
- C) To formulate a comprehensive urban social housing program or an integrated shelter development plan grounded on sustainable and equitable land distribution consistent with the development priorities of Bacoor Master Development Plan as well as its updated urban planning framework;
- D) To identify and develop lands for conversions into housing projects among qualified program beneficiaries, government employees, and other local government subsidiaries;
- E) To execute and enforce all laws, ordinances, and regulations related to socialized housing and ensure that the standards and guidelines set forth by the Local Government through the Local Housing Board, are observed;



Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

EDWIN G. GAWARAN
 Councilor

EVELINO B. SOLIS
 Councilor

REYNALDO M. FABLAN
 Councilor

ATTY. VENUS D. DE CASTRO
 Councilor

Absent
 JANAIRO C. SAN MIGUEL
 Councilor

REYNALDO D. PALABRICA
 Councilor

JAIME S. PANGHILA
 Councilor

BAYANI M. DE LEON
 Councilor

CATHERINE S. EVARISTO
 Councilor / SC President

MA. CLEA H. BAUTISTA
 Councilor / SK President

Attested by:

 ATTY. KHALID A. ATUGIA, JR.
 Secretary to the Sanggunian

Certified by:
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:

 STRIKE B. REVILLA
 Municipal Mayor

- F) To investigate cases of illegal demolition and eviction, and recommend appropriate actions on the same to the Local Housing Board;
- G) To recommend the building-up of land banking or land inventory addressing the issues of land speculation that would benefit and address social housing activities and future housing demands particularly from the poorest of the poor and low-income housing;
- H) To develop, operate, manage and regulate all economic enterprises in or near resettlement sites established by the municipal government or its partners in the private sector specifically intended to improve the economic standing of informal settlers including the Bacoor Public Market which was originally intended to provide livelihood to the economically challenged residents of the municipality;
- I) Serve as ONE-STOP-SHOP for the local government-originated Community Mortgage Program (CMP) and the Localized Community Mortgage Program (LCMP); and
- J) To perform such other functions as may be assigned by the Local Housing Board or prescribed by law or ordinance;

SECTION 7. ORGANIZATION AND COMPOSITION OF THE HEERO.

- A) Organization. - The HEERO shall be a department under the Office of the Mayor. The Department shall be headed by the Housing and Homesite Regulation Officer VI, who shall have direct supervision and control in the operations and administrative functions to effectively carry out the task as stipulated in this Ordinance.
- B) Creation of Position Titles. - The following position titles are hereby created in accordance with the Qualification Standard (QS) set by the Civil Service Commission and Index of Occupational Services (IOS) issued by the Department of Budget and Management (DBM) as to position titles, and salary grades for local government units, to wit:

No. of Positions	Position Title	Salary Grade
1	Housing & Homesite Regulation Officer VI	SG 24
1	Housing & Homesite Regulation Officer V	SG 22
1	Housing & Homesite Regulation Officer III	SG 16
2	Housing & Homesite Regulation Officer I	SG 11
1	Housing & Homesite Regulation Assistant	SG 8

SECTION 8. ALLOCATION. Funding of the foregoing newly created positions shall be appropriated from funds not otherwise appropriated in the General Fund in the next Supplemental Budget. The Local Government of Bacoor, Cavite shall also appropriate funds necessary to cover personnel, administration and operation expenses of the Bacoor Local Housing Board and of the HEERO.

SECTION 9. IMPLEMENTATION. The HEERO is hereby mandated and tasked to implement and enforce this ordinance. For this purpose, it may enlist the support and cooperation of the PNP, Municipal Legal Office, Engineering Department and any other agencies as it may deem necessary for the enforcement of this ordinance. The Local Housing Board shall promulgate the Implementing Rules and Regulations for the effective enforcement of this Ordinance in compliance with the existing zoning ordinance of the Local Government of Bacoor.



Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

[Signature]
 EDWIN G. GAWARAN
 Councilor

[Signature]
 AVELINO B. SOLIS
 Councilor

[Signature]
 REYNALDO M. FABIAN
 Councilor

[Signature]
 ATTY. VENUS D. DE CASTRO
 Councilor

Absent
 JANAIRO C. SAN MIGUEL
 Councilor

[Signature]
 REYNALDO D. PALABRICA
 Councilor

[Signature]
 JAIME A. SAPANGHILA
 Councilor

[Signature]
 HAYANI M. DE LEON
 Councilor

[Signature]
 CATHERINE S. EVARISTO
 Councilor / MC President

[Signature]
 MA. FAIZA H. BAUTISTA
 Councilor / SK President

Attested by:

ATTY. KHALID A. ATEGA, JR.
 Secretary to the Sanggunian

Certified by:

ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:

STRIKE B. REVILLA
 Municipal Mayor

SECTION 10. SEPARABILITY CLAUSE. If for any reason, any part or provisions of this ordinance shall be held unconstitutional or void, other parts or provisions hereof which are not affected shall continue to be in full force and effect.

SECTION 11. REPEALING CLAUSE. All ordinances and administrative regulations or parts thereof which are inconsistent with any provisions of this ordinance are hereby repealed or modified accordingly.

SECTION 12. EFFECTIVITY. This ordinance shall take effect after publication once in a newspaper of general circulation and its posting for three (3) consecutive weeks in all conspicuous places in the Municipal Hall or in the bulletin board.

ENACTED this 6th day of February 2012 by the Sangguniang Bayan of Bacoor, Cavite in regular session assembled.

I hereby certify that the foregoing Ordinance is true and correct and that it was enacted in compliance with the laws of the Philippines.

Certified by:

[Signature]
HON. ROSETTE M. FERNANDO
 Municipal Vice Mayor/Presiding Officer

Attested by:

[Signature]
ATTY. KHALID A. ATEGA, JR.
 Sangguniang Bayan Secretary

Approved by:

[Signature] **BAGONG BACOOR!**
 Tapat sa Serbisyo, Nagkakaisa sa Pagbabago...
HON. STRIKE B. REVILLA A, PhD
 Municipal Mayor