



Republic of the Philippines  
**CITY OF BACOR**  
Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**PRESENT:**

**HON. CATHERINE S. EVARISTO** ----- City Vice Mayor/  
Presiding Officer

**District I:**

**HON. AVELINO B. SOLIS** ----- City Councilor  
**HON. EDWIN G. GAWARAN** ----- City Councilor  
**HON. MIGUEL N. BAUTISTA** ----- City Councilor  
**HON. ROWENA BAUTISTA-MENDIOLA** ----- City Councilor  
**HON. REYNALDO M. FABIAN** ----- City Councilor  
**HON. VENUS D. DE CASTRO** ----- City Councilor

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**HON. MA. ELIZA H. BAUTISTA** ----- City Councilor  
(SKF-Pres.)  
**HON. VICTORIO L. GUERRERO, JR.** ----- City Councilor  
(ABC-Pres.)

**CITY ORDINANCE NO. 2013-025**  
**Series of 2013**

**A CITY ORDINANCE AMENDING MUNICIPAL ORDINANCE NO. 13, SERIES OF 2008, ENTITLED, " AN ORDINANCE PROVIDING FOR THE INSTITUTIONAL, ADMINISTRATIVE AND FUNDING REQUIREMENTS OF THE RESETTLEMENT AND HOUSING PROGRAM OF THE MUNICIPALITY OF BACOR".**

**Sponsored by: Hon. Edwin G. Gawaran, Hon. Bayani M. De Leon, Hon. Rowena Bautista-Mendiola, Hon. Venus D. De Castro, Hon. Reynaldo D. Palabrica, and Hon. Roberto R. Javier.**

Attested by:

**ATTY. KHALD A. ATEGA, JR.**  
Sangguniang Panlungsod Secretary

Certified by:

**HON. CATHERINE S. EVARISTO**  
City Vice Mayor/Presiding Officer

Approved by:

**HON. STRIKE B. REVILLA**  
City Mayor

**WHEREAS**, on 21 July 2008, the Sangguniang Bayan enacted Municipal Ordinance no. 13, Series of 2008, entitled, "An Ordinance Providing for the Institutional, Administrative and Funding Requirements of the Resettlement and Housing Program of the Municipality of Bacoar".

**WHEREAS**, there is a need to amend pertinent provisions of various municipal ordinances such as Municipal Ordinance No. 13-S-2008 pursuant to the ratification of Republic Act No. 10160 on June 23, 2012 converting Bacoar into a component city of Cavite;





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Approved by:

HON. STRIKE B. REVILLA  
City Mayor

**NOW, THEREFORE**, during regular session assembled, upon motion of Councilor Edwin G. Gawaran duly seconded by Councilor Bayani M. De Leon **BE IT ORDAINED AS IT IS HEREBY ORDAINED** by the Sangguniang Panlungsod to amend various sections of this Ordinance to read as follows, to wit:

**Section 1.** The following provisions of Municipal Ordinance No. 13-S-2008 are hereby amended and shall henceforth read as follows:

**"ARTICLE I**

**TITLE, POLICY AND DEFINITION OF TERMS**

**SECTION 1. Title.** - An Ordinance Providing for the Institutional, Administrative, and Funding Requirements of the Resettlement and Housing Program of the City of Bacoor.

**Section 2. Statement of Policy and Program Objectives.** - It shall be the overall policy of the government of the City of Bacoor to vigorously pursue a comprehensive, viable and sustainable urban development and housing program, which shall uplift the living conditions of the deprived sector of the community, particularly the homeless, undertaken in cooperation with concerned national government agencies, the private sector and with the direct participation of the program beneficiaries themselves.

The overriding goal is the provision of adequate and decent low-cost housing for the poor and low-income families. Specifically, this ordinance aims to:

1. Provide the city's homeless families, and the underprivileged, access to housing projects at the most affordable cost possible including basic social services and opportunities for a viable source of income;
2. Curb the proliferation of the slum and blighted areas in the City thereby reducing urban dysfunctions;
3. Encourage a more effective people's participation in the urban development process;
4. Ensure not only the compliance of the private sector to the socialized housing requirements pursuant to the express provisions of law but also encourage their





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participation in the process of urban development and in undertaking housing projects either on their own initiative or in partnership with the City Government;

5. Enhance the capability of the City Government in undertaking urban development and housing program and projects; and
6. Effectively prevent encroachments on environmentally critical areas and squatting in government and private lands.

**Section 3. Definition of Terms.** - As may herein apply, the definition of some of the terms used under the Urban Development and Housing Act (UDHA) of 1992, or R.A. 7279, are hereby adopted:

- a.) "Affordable Cost" refers to the most reasonable price of land and shelter based on the needs and financial capability of program beneficiaries and appropriate financing schemes;
- b.) "Blighted areas" shall refer to areas within the City where the structures are dilapidated, obsolete and unsanitary, tending to depreciate the value of the land and prevent normal development and use of the area;
- c.) "Consultation" refers to the constitutionally mandated process whereby the public, on its 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 its legitimate collective interests, which shall include appropriate documentation and feedback mechanisms;
- d.) "Housing Trust Fund" refers to the Special Housing Trust Fund of the City of Bacoor created under Section 14 of this Ordinance;
- e.) "Idle lands" refers to non-agricultural lands in urban and urbanizable areas on which no improvements have been made by the owner, as certified to by the City Assessor;
- f.) "Joint Venture" refers to the commitment or agreement by two (2) or more persons to carry out a specific or single business enterprise for their mutual benefit, for which purpose they combine their funds, land resource, facilities and services;
- g.) "Land assembly or consolidation" refers to the acquisition of lots or varying ownership through purchase or expropriation for the purpose of





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planned and rational development and socialized housing programs without individual property boundary restrictions;

h.) "Land banking" refers to the acquisition of land at values based on existing use in advance of actual need to promote planned development and socialized housing programs;

i.) "Land swapping" refers to the process of land acquisition by exchanging land for another piece of land of equal value, or 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 national development and provision for socialized housing where land values are determined based on land classification, market value assessments taken from existing tax declaration. Provided, that more valuable lands to carry out the objectives of this Ordinance may be used for land swapping depending in the availability of funds;

j.) "Land use plan" refers to the rational approach of allocating available land resources as equitably as possible among competing user groups and for different functions consistent with the development plan area and the program under this Ordinance;

k.) "Resettlement areas" refers to areas identified by the City, which shall be utilized for the relocation of its underprivileged and homeless constituents;

l.) "Security of tenure" refers to the degree of protection afforded to qualified program beneficiaries against infringement or unjust, unreasonable and arbitrary eviction or disposition, by virtue of the right of ownership, lease agreement, usufruct and other contractual arrangements;

m.) "Socialized housing" refers to housing programs and projects covering houses and lots or home lots only 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 this Ordinance;





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n.) "Underprivileged and homeless citizens" refers to the beneficiaries of this ordinance and to individuals or families residing in the City whose income or combined household income falls within the poverty threshold as defined by the National Economic and Development Authority and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.

**ARTICLE II**

**AUTHORITY AND PURPOSE**

**Section 4. Authority.** - This Ordinance is enacted pursuant to the provisions of Section 16, (General Welfare) and Section 17, (Basic Services and Facilities) of the Local Government Code of 1991 (R.A. 7160) which define in general and specific terms the responsibilities of the local government in providing programs and projects to meet the economic and social needs of its constituents amongst which are low-cost housing and mass dwellings. Further, Section 29, Article VII of the Urban Development and Housing Act (UDHA) of 1992 (R.A. 7279) mandated the Local Government Units (LGUs) to resettle persons living in danger areas such as esteros, railroad tracks, riverbanks, garbage dumps, shorelines, waterways, and in other public places such as sidewalks, roads, parks and playgrounds and Section 39, thereof, which charge LGUs with the responsibility of implementing the UDHA of 1992 in their respective localities in coordination with public and private agencies/ instrumentalities/ organizations which are invariably involved in housing and urban development. Finally, Presidential Memorandum Order No. 74, dated September 13, 2002, directing LGUs to create their respective housing boards to implement activities in areas proclaimed as socialized housing sites.

**ARTICLE III**

**THE CITY OF BACOR URBAN DEVELOPMENT AND HOUSING BOARD**

**Section 5. Creation.** There shall be created in the City of Bacoor Urban Development and Housing Board (CBUDHB) that shall formulate policies,

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operational guidelines, provide effective coordination, and oversee the implementation of the shelter plan of the city.

**Section 6. Composition.** The Board shall be composed of the City Mayor as Chairman, and the Chairman, respectively, of the Committees on Planning, Building and Zoning; Appropriation, Finance and Budget; and Socialized Housing and Urban Poor of the Sangguniang Panlungsod and City Vice Mayor as Co-Chairmen, with the following as members:

- a) Executive Director of the City of Bacoor Urban Poor Planning and Housing Affairs Council;
- b) City Planning and Development Coordinator;
- c) City Agriculturist;
- d) City Social Welfare and Development Officer;
- e) City Engineer;
- f) Chairperson of the Committee on Housing, City Development Council, who represents the private sector or, if the chairperson is not a private sector representative, a member of the committee coming from the private sector and chosen by the members of the committee as a whole;
- g) A representative from a Chamber of Real Estate and Builders Association, Inc. (CREBA), who is a bonafide resident in the City of Bacoor, to be appointed by the City Mayor.

**Section 7. Functions.** The Board shall have the following functions:

- a. Formulate policies and operational guidelines pertinent to the implementation of the city's shelter program;
- b. Consistent with the land use plan of the City, approve specific areas identified by the City Housing Development and Management Office (CHDMO) as suitable for socialized housing projects;
- c. Act as originators for socialized housing projects in the City;
- d. Accredited originators for socialized housing projects to be put up within the City;
- e. Authorize the City Treasurer to disburse funds from the city's special housing trust fund, in

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accordance with the requirements of government accounting and auditing rules and regulations;

- f. Submit for the consideration of the Sangguniang Panlungsod, proposals on taxation and such other modes of revenue generation to ensure the viability and sustainability of the City's housing program;
- g. Enter into agreements or partnership arrangements with government agencies engaged in housing and related activities such as, but not limited to the National Housing Authority (NHA), Home Development Mutual Fund (HDMF), Housing and Urban Development Coordinating Council (HUDCC), National Home Mortgage Finance Corporation (NHMFC) and those of the private sector upon the authorization of the Sangguniang Panlungsod;
- h. Review and recommend for the approval of the Sangguniang Panlungsod the budgetary requirements of the City's housing program as prepared by the CHDMO;
- i. Review, approve and/or disapprove the City's housing project proposals as submitted by the CHDMO;
- j. Call on any city office/department and representatives of national government agencies assigned in the province such as the Agrarian Reform Officer of the Department of Agrarian Reform and the Station Commander of the Philippine National Police to lend their assistance in the planning and implementation of the housing program;
- k. Act to amicably settle or arbitrate on issues and complaints arising from the implementation of the city's housing projects including similar issues and complaints lodged against housing subdivision owners/developers, who are operating within the city, and, as the case may warrant, endorse the same for final disposition by the Housing and Land Use Regulatory Board (HLURB);
- l. Upon the authorization of the Sangguniang Panlungsod, acquire lands to be utilized for the housing projects of the city either through negotiated sale or through expropriation proceedings, land swapping, land banking, land assembly or consolidation, joint venture and such other modes of acquisition as maybe lawfully allowed;





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- m. Conduct community consultations as often as possible to ensure transparency and elicit the commitment of all stakeholders in the shelter plan of the city;
- n. Legitimate the list of the city's housing project beneficiaries as submitted to it by the CHDMO; and
- o. Perform such other functions as may be necessary for the successful implementation of the housing program and projects of the city.

**Section 8. Secretariat.** The Chairman of the CBUDHB is hereby empowered to designate an employee or, an office, who shall provide for the clerical, records keeping and related services for the CHDMO who shall preferably be from the Sangguniang Panlungsod.

**Section 9. Compensation and Remuneration.** As maybe determined by the CBUDHB, all members and staff of the CBUDHB shall be entitled to honoraria as ratified by the Sangguniang Panlungsod. In addition, members thereof who are not government officials or employees shall be entitled to necessary travelling expenses and allowances chargeable against the funds of the CBUDHB subject to existing accounting and auditing rules and regulations.

ARTICLE IV

CITY OF BACOR URBAN DEVELOPMENT HOUSING OFFICE

**Section 10. Creation.** There shall be created a City Housing Development and Management Division (CHDMD), a Special Division under the City Planning and Development Office (CPDO), which shall be mainly responsible in planning and implementing the city's housing projects;

**Section 11. Structure** It is envisioned that, initially, the organization of the CHDMD shall partake the nature of a task force. It shall be headed by a Housing and Home Site Regulation Officer V (Salary Grade 22) with one assistant whose position shall be that of Housing and Home Site Regulation Officer IV (Salary Grade 19). It shall have three main implementing groups: Settlements Planning and Development Services (SPDS), Institutional and Social Development Services (ISDS) and Livelihood and Employment Development Services (LEDS). The City Mayor shall organize the CHDMD, define the specific

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functions of its three main service groups and designate the members thereof from the various offices/departments of the city as follows:

1.) Settlements Planning and Development Services (SPDS);

1a) City Engineering Development Department (CEDD) or its equivalent;

1b) City Planning and Development Office (CPDO);

2.) Institutional and Social Development Services (ISDS) or its equivalent;

2a) City Social Services and Youth Development Department (CSSYDD) or its equivalent;

2b) City Health Department;

2c) Public Affairs and Information Division or its equivalent; and

2d) Concerned Barangays

3.) Livelihood and Employment Development Services (LEDS);

3a) City Agriculture and Economic Enterprises Mgt. Department or its equivalent; and

3b) Public Employment Service Office (PESO).

**Section 12. Functions** The CHDMO shall have the following functions;

1. Prepare and recommend for the approval of the CBUDHB the city's specific projects on resettlement and housing;
2. Conduct community surveys in close coordination with the concerned Barangay officials, prepare a profile of prospective beneficiaries to the city's housing and resettlement projects;
3. Conduct direct consultations with would-be beneficiaries to the city's housing and resettlement projects;
4. Consistent with the land use plan of the city, identify areas suitable for the housing projects and also assist in the acquisition thereof;
5. Provide community organizing assistance to the city's housing project beneficiaries to include among others the organization and development of cooperatives;
6. Assist the CBUDHB in the sourcing of funds to defray the cost of resettlement and housing project implementation;

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City Mayor

7. Prepare site development plans, housing designs and costing, for the housing and resettlement projects of the city taking into consideration the existing policies and standards set forth by the national government agencies and the city's zoning ordinance;
8. Provide the resettlement/housing beneficiaries with livelihood development assistance such as the conduct of entrepreneurial and skills training and the extension of credit facilities under the city's Livelihood Development Fund, including access to employment opportunities;
9. Ensure the delivery of social and other vital community services such as on health, family planning, maternal and child care and the like to the resettlement/housing beneficiaries;
10. Coordinate and/or secure the assistance of other government agencies and private entities in the implementation of the city's resettlement and housing projects;
11. Closely monitor the implementation of regulatory measures which are aimed to effectively contain the proliferation of squatters in the Barangays in close coordination with the officials therein;
12. Recommend to the CBUDHB amendments, which are deemed essential, to further improve the policies, plans, program and operational guidelines covering the implementation of the city's resettlement and housing projects;
13. Prepare and submit periodic reports to the MUDHB on the progress of implementation of the resettlement and housing projects of the city government;
14. Perform such other functions that may be assigned to it from time to time by the CBUDHB or by the City Mayor.

**Section 13. Compensation and Remuneration.**

Except for the head and the assistant head who will occupy plantilla positions in the CHDMO, the other members who are designated by the City Mayor shall perform their duties as such without additional compensation or remuneration. However, as maybe allowed by law or an ordinance they may be granted a fixed monthly allowance chargeable against the funds of CBUDHB.

**ARTICLE V**





Republic of the Philippines  
CITY OF BACOR  
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD  
FUNDING

District I :  
HON. AVERNO B. SOLIS  
City Councilor

HON. EDWIN G. GAWARAN  
City Councilor

HON. MIGUEL N. BAUTISTA  
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. VENUS D. DE CASTRO  
City Councilor

District II :

HON. REYNALDO D. PALABRICA  
City Councilor

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. MOLASCO  
City Councilor

HON. BAYANI M. DE LEON  
City Councilor

HON. LEANDRO A. DE LEON  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

HON. MA. ELZA H. BAUTISTA  
City Councilor-S.F. Pres.

HON. VICTORIO L. GUERRERO, JR.  
City Councilor-ABC Pres.

Attested by:

ATTY. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE S. EVARISTO  
City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA  
City Mayor

**Section 14. Special Housing Trust Fund.** A Special Housing Trust Fund, which shall herein after be referred to as the "Housing Trust Fund", is hereby created for the purpose of ensuring the viability and sustainability of the implementation of the resettlement and housing projects of the city.

**Section 15. Sources** The Housing Trust Fund shall be sourced out from the following:

- a.) The proceeds of the additional ad valorem tax on idle lands not exceeding five percent (5%) of the assessed value of the property, in addition to the basic real property tax, which may be imposed pursuant to Section 236 of R.A. 7160 and its implementing rules and regulations;
- b.) The proceeds of the special levy on lands located within the city's territorial jurisdiction specially benefited by public works projects or improvements funded by the city government pursuant to Section 20 of R.A. 7160 and its implementing rules and regulations;
- c.) As may be authorized by the Sangguniang Panlungsod, a portion of the Calamity Fund set aside for housing pursuant to Memorandum-Circular No. 2003-1, as amended, issued jointly by the Department of Budget and Management (DBM) and the Department of Interior and Local Governments (DILG) on March 20, 2006 provided however that the remaining balance of the Calamity Fund at the end of the fiscal year shall now automatically revert to the Housing Trust Fund.
- d.) Fees derived from the implementation of the zoning ordinance of the city such as on zoning certifications, locational clearances, development permits, alteration permits and fines imposed on zoning violations;
- e.) Fees/taxes derived from the operation of businesses related to housing such as renting out of houses, apartments, condominiums, appartelles, hotels, motels and the like;





Republic of the Philippines  
**CITY OF BACOR**  
Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

- f.) Building permit and electrical inspection fees including fines imposed for any violation of National Building Code and/or the City of Bacoor Building Code;
- g.) At least ten percent (10%) of the twenty percent (20%) Community Development Fund (CDF) allocated annually, out of the total proceeds of the Internal Revenue Allotment (IRA) of the city;
- h.) Loans as may be authorized by the Sangguniang Panlungsod; and
- i.) Donations and grants for the resettlement and housing projects of the city.

**Section 16. Use and Disbursement** – The Housing Trust Fund shall be used solely for acquisition of properties, site planning and development, housing construction for the city's resettlement housing projects; and distribution of financial assistance to underprivileged and homeless families affected by an eviction and/or demolition pursuant to a court order and whereby relocation is not possible within the forty-five (45) days from service of notice of judgement by the court, pursuant to Section 28, Article III of R.A. 7279. The CBUDHB, however, may set aside a reasonable amount for its own operational expense and that of the CHDMO. The Housing Trust Fund may only be disbursed upon the authorization of the CBUDHB subject, however, to the requirements of the government accounting and auditing rules and regulations".

**Section 2. Repealing Clause.** All ordinances and rules and regulations, the part or parts thereof which are inconsistent with any of the provisions of this Ordinance, are hereby repealed or modified accordingly.

**Section 3. Separability Clause.** Should any section or provision of this Ordinance be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and affect.

**Section 4. Effectivity Clause.** This Ordinance shall take effect ten (10) days after its posting in at least three (3) conspicuous places within the city of Bacoor.

District I :

HON. VIBIANO B. SOLIS  
City Councilor

HON. EDWIN G. GAWARAN  
City Councilor

HON. MIGUEL M. BAUTISTA  
City Councilor

HON. ROWENA BAUTISTA-MENDIOLA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. VENUS D. DE CASTRO  
City Councilor

District II :

HON. REYNALDO D. PALABRICA  
City Councilor

HON. HERNANDO C. GUTIERREZ  
City Councilor

HON. GAUDENCIO P. NOLASCO  
City Councilor

HON. BAYANI M. DE LEON  
City Councilor

HON. LEANDRO A. DE LEON  
City Councilor

HON. ROBERTO R. JAVIER  
City Councilor

HON. MA. EMZA H. BAUTISTA  
City Councilor-SKF Pres.

HON. VICTORIO L. GUERRERO, JR.  
City Councilor-ABC Pres.

Attested by:

ATTY. KHALIF A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE S. EVARISTO  
City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA  
City Mayor





Republic of the Philippines  
**CITY OF BACOR**  
Province of Cavite

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**  
**ENACTED** by the Sangguniang Panlungsod of  
Bacoor, this 9<sup>th</sup> day of September 2013.

District I :  
*[Signature]*  
**HON. AVELINO B. SOLIS**  
City Councilor

*[Signature]*  
**HON. EDWIN G. GAWARAN**  
City Councilor

*[Signature]*  
**HON. MIGUEL N. BAUTISTA**  
City Councilor

*[Signature]*  
**HON. ROWENA BAUTISTA-MENDIOLA**  
City Councilor

*[Signature]*  
**HON. REYNALDO M. FARIAN**  
City Councilor

*[Signature]*  
**HON. VENUS D. DE CASTRO**  
City Councilor

District II :  
*[Signature]*  
**HON. REYNALDO D. PALABRICA**  
City Councilor

*[Signature]*  
**HON. HERNANDO C. GUTIERREZ**  
City Councilor

*[Signature]*  
**HON. GAUDENCIO P. MOLASCO**  
City Councilor

*[Signature]*  
**HON. BAYANI M. DE LEON**  
City Councilor

*[Signature]*  
**HON. LEANDRO A. DE LEON**  
City Councilor

*[Signature]*  
**HON. ROBERTO R. JAVIER**  
City Councilor

*[Signature]*  
**HON. MA. ELIZA H. BAUTISTA**  
City Councilor-SFP Pres.

*[Signature]*  
**HON. VICTORIO L. GUERRERO, JR.**  
City Councilor-ABC Pres.

Certified by:

*[Signature]*  
**HON. CATHERINE SARINO-EVARISTO**  
City Vice-Mayor/Presiding Officer

Attested by:

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

Approved by:

*[Signature]*  
**HON. STRIKE B. REVILLA, PhD**  
City Mayor

Attested by:

**ATTY. KHALID A. ATEGA, JR.**  
Sangguniang Panlungsod Secretary

Certified by:

**HON. CATHERINE S. EVARISTO**  
City Vice Mayor/Presiding Officer

Approved by:

**HON. STRIKE B. REVILLA**  
City Mayor