

REPUBLIKA NG PILIPINAS  
TANGGAPAN NG SANGGUNIANG PANLUNGSOD  
LUNGSOD NG BAKOLOD

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CITY ORDINANCE NO. 991

APRIL 6, 2022

ORDINANCE MANDATING THE ANNUAL APPROPRIATION OF FIVE MILLION PESOS (P5,000,000.00) FOR INFRASTRUCTURE PROJECTS TO COMMUNITY HOUSING ASSOCIATIONS WHOSE MEMBERS ACQUIRED THEIR HOUSE AND LOT THROUGH COMMUNITY HOUSING PROGRAM OF THE GOVERNMENT, DIRECT PURCHASE, DONATION, FREE PATENT OR OTHER ANALOGOUS ACQUISITIONS.

**WHEREAS**, On March 24, 1992, A Republic Act (R.A.) No. 7279 was approved by the congress entitled "AN ACT TO PROVIDE FOR A COMPREHENSIVE AND CONTINUING URBAN DEVELOPMENT AND HOUSING PROGRAM, ESTABLISH THE MECHANISM FOR ITS IMPLEMENTATION, AND FOR OTHER PURPOSES" which adopted the Community Mortgage Program [CMP] as a component of the National Shelter Program to assist legally-organized associations of underprivileged and homeless citizens to purchase and develop a tract of land and to own lots they occupy or where they choose to relocate to, under the concept of community ownership, and designated the NHMFC as the administrator of the CMP;

**WHEREAS**, On December 16, 1994, R.A. 7835 was approved by Congress entitled "AN ACT PROVIDING FOR A COMPREHENSIVE AND INTEGRATED SHELTER AND URBAN DEVELOPMENT FINANCING PROGRAM BY INCREASING AND REGULARIZING THE YEARLY APPROPRIATION OF THE MAJOR COMPONENTS OF THE NATIONAL SHELTER PROGRAM, INCLUDING THE ABOT-KAYYA PABAHAY FUND UNDER PUBLIC ACT NO. 6846, AUGMENTING THE AUTHORIZED CAPITAL STOCK AND PAID-UP CAPITAL OF THE NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC) AND THE HOME INSURANCE AND GUARANTY CORPORATION (HIGC), IDENTIFYING OTHER SOURCES OF FUNDING AND APPROPRIATING FUNDS FOR THE PURPOSES" which created the Abot-Kaya Pabahay Fund (AKPF) to enhance the affordability of low-cost housing by low-income families, provide developmental financing for low-cost housing projects, and eliminate the risks for the government funding agencies involved in housing, and designated the NHMFC to act as the trustee of the AKPF and exercise administration and control over the AKPF amortization support program and AKPF developmental financing program;

**WHEREAS**, On January 20, 2004, then President Gloria Macapagal Arroyo issued Executive Order (E.O.) No. 272 "AUTHORIZING THE CREATION OF THE SOCIAL HOUSING FINANCE CORPORATION AND DIRECTING THE TRANSFER OF THE COMMUNITY MORTGAGE PROGRAM, ABOT-KAYYA PABAHAY FUND PROGRAM, AND OTHER SOCIAL HOUSING POWERS AND FUNCTIONS OF THE NATIONAL HOME MORTGAGE FINANCE CORPORATION TO THE SOCIAL HOUSING FINANCE CORPORATION" which directed the transfer of the Community Mortgage Program (CMP), Abot Kaya Pabahay Fund (AKPF) Program, and other social housing powers and functions of the National Home Mortgage Finance Corporation to the Social Housing Finance Corporation (SHFC);

**WHEREAS**, most of the members of the Homeowner's Associations coming from the social housing programs of the government are from the low-income families, poor, underprivileged and homeless citizens;

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**WHEREAS**, the grantees of the social housing programs of the government are paying monthly amortization for the house and lot aside from providing food and other basic commodities to their families, and most of them do not have the capacity to contribute to their homeowner's association for the construction of infrastructure projects for the convenience of their community;

**WHEREAS**, during the public hearing for this ordinance it was suggested that community housing associations whose members acquired their house and lot through direct purchase, donation and free patents shall be included as beneficiaries for this ordinance;

**NOW THEREFORE**, be it enacted as it is hereby enacted by the City Council of Bacolod City, by virtue of the powers vested in it by law, in a session duly assembled, that:

**SECTION 1.-DEFINITION OF TERMS:**

1. Direct Purchase- Buying of house and lot directly from the seller instead of going through a third party;
2. Donation- is an act of liberality whereby a person disposes gratuitously of a thing or right in favor of another, who accepts it;
3. Free patent- land grants awarded by the government to natural born Filipino citizens in actual occupation and cultivation of the lot they are actually occupying in accordance with law;
4. Community Housing Program- Program of the government the purpose of which is to assist legally-organized associations of underprivileged and homeless citizens to purchase and develop a tract of land and to own lots they occupy or where they choose to relocate to, under the concept of community ownership.

**SECTION 2. - IDENTIFICATION:**

The Federation of Homeowners Association, Incorporated (FEDHOA), as the existing accredited Homeowners Association, in coordination with the City Mayor's Office (CMO) shall identify the list of homeowner's associations coming from the different community housing associations whose members acquired their house and lot through direct purchase, donation, free patent, Community Housing Program of the government or other analogous acquisitions which shall be the beneficiaries of this ordinance;

**SECTION 3. - INFRASTRUCTURE PROJECTS:**

The funds appropriated shall be used for infrastructure projects which shall include but not limited to:

1. Bridges
2. Foot walks
3. Multi-purpose Halls
4. Parks

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- 5. Security Outposts
- 6. Water System
- 7. Drainage System
- 8. Riprapping
- 9. Demolition to pave way for infrastructure project
- 10. Other Analogous Infrastructure Projects

**SECTION 4. - APPROPRIATION:**

An amount of Five Million Pesos (P5,000,000.00) every year is hereby mandated to be appropriated for the effective implementation of this ordinance;

**SECTION 5. - ACCOMPLISHMENT REPORT:**

The beneficiaries shall submit to the City Mayor's Office (CMO) an accomplishment report of the infrastructure projects granted to them by virtue of this ordinance.

**SECTION 6. - IMPLEMENTATION:**

The City Government may implement the above-described projects from the P5,000,000.00 appropriation, coming either from the General Fund or the Annual Investment Plan, through the City Engineer's Office or through the grant of donation to the accredited Federation pursuant to the usual audit and accounting rules and procedures.

**CARRIED BY THE VOTE OF:**

Affirmative :

Councilors : Cindy T. Rojas, Renecito S. Novero, SImplicia Z. Distrito, Carlos Jose V. Lopez, Al Victor A. Espino, Archie S. Barbar, Israel P. Salanga, Dindo C. Ramos, Bartolome N. Orola, Sr., Ana Marie V. Palermo, Psyche Marie E. Sy, Wilson C. Gamboa, Jr., Lady Gles Gonzales-Pallen, Ayesha Joy Y. Villalior.

Negative :

None.

Absent :

None.

Author :

Councilor Dindo C. Ramos

Co-Authors :

Floor Leader Renecito S. Novero and Councilor Carlos Jose V. Lopez

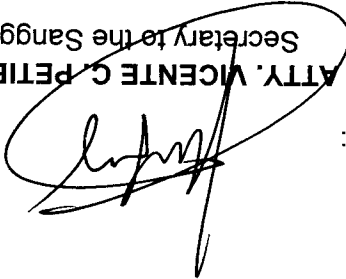
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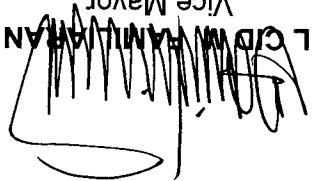
April 6, 2022 (144<sup>th</sup> Regular Session of the 10<sup>th</sup> Council via Zoom Teleconference)

Comments :

Passed.

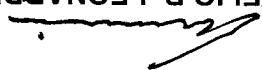
ATTESTED:

  
ATTY. VICENTE C. PETIERRE III  
Secretary to the Sanggunian

  
EL CID M. HAMILLANAN  
Vice Mayor  
Presiding Officer

VCP/CGT/ngb

APPROVED: Apr 22, 2022

  
EVELIO R. LEONARDIA  
City Mayor

SP LEGISLATIVE  
SERVICES SECTION  
DATE: Apr 22, 2022 PM  
BY: 