NHA Memorandum Circular No. 2025 - 088

SUBJECT : GUIDELINES FOR THE NATIONAL HOUSING AUTHORITY'S (NHA's) IMPLEMENTATION OF THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROGRAM THROUGH COMMUNITY-BASED INITIATIVE APPROACH (CBIA)

I. BACKGROUND AND PURPOSE

National Housing Authority (NHA) Memorandum Circular (MC) No. 2018-014, approved by the NHA Board through Resolution No. 6244 on April 30, 2018, aimed to empower communities by providing revised guidelines for financing developed lots and completed housing units in permanent housing sites through the Community-Based Initiative Approach (CBIA). This initiative was designed to promote the active participation of affected families via Community Associations (CAs).

Recognizing the need for streamlined implementation, NHA MC No. 2021-027, the Omnibus Guidelines for Financing the Acquisition of Lots & Housing Units through CBIA, was approved on August 2, 2021, consolidating and simplifying all previous CBIA-related policies for NHA Operating Units.

Executive Order (E.O.) No. 34 series of 2023 designates the Pambansang Pabahay Para sa Pilipino (4PH) Program as a flagship government initiative to address the critical housing shortage, aligning with the constitutional mandate (Article XIII, Section 9) and Republic Act (R.A.) No. 11201 (Department of Human Settlements and Urban Development (DHSUD) Act) to provide affordable and decent housing. Recognizing the 6.8 million housing unit's deficit highlighted in the Philippine Development Plan (PDP) 2023-2028, and the NHA's role under Presidential Decree (P.D.) No. 757 as the government agency responsible for public housing in the country, plays a pivotal role in this initiative.

The 4PH Operations Manual outlines the NHA's roles as a Landowner, enabling partnership agreements with Local Government Units (LGUs), National government Agencies (NGAs)/ Government-Owned and Controlled Corporations (GOCCs), and other entities, and as Developer/Project Manager, ensuring efficient project delivery.

This MC provides the framework for NHA's 4PH Program Implementation, streamlining the CBIA process, fostering collaboration with key stakeholders, and ensuring adherence to established standards.

II. SCOPE AND COVERAGE

This MC applies to all NHA offices, including Regional and District Offices, and all stakeholders engaged in the planning, development, financing, and monitoring of 4PH projects.

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It encompasses collaborative efforts with the DHSUD, Local Government Units (LGUs), government financing institutions (GFIs) and private sector partners.

This circular specifically amends the provisions of NHA MC No. 2021-027, to align with the 4PH Program framework. The CBIA serves as the primary implementation scheme for NHA 4PH projects.

III. PROGRAM FRAMEWORK

3.1 NHA MC No. 2021-027 which outlines CBIA, provides the foundational guidelines for the implementation of the 4PH Program within the NHA. This MC addresses specific areas not covered in the original document, providing framework for effective implementation, as detailed below:

3.1.1 The NHA shall prioritize idle government lands identified under R.A. No. 11201, R.A. No. 7279 also known as the Urban Development and Housing Act (UDHA) of 1992 and EO 34, s. 2023, for housing projects. **This includes lands owned or administered by NHA which shall be utilized** optimally for vertical housing, mixed-use developments, and inclusive urban renewal.

3.1.2 **To materialize the objectives of the 4PH program, CBIA implementation shall now be permitted on all NHA-owned properties subject to appropriate agreements and compliance with program policies. The use of NHA-administered properties, LGU-owned, NGA-owned and privately-owned properties for CBIA Implementation shall also be subject to appropriate agreement with the landowner and/or community association.**

3.1.3 Approved projects shall be facilitated through financing agreements, including the establishment of loan terms, subsidy arrangements, and fund disbursement schedules. To align with the 4PH program objectives, **Individual Transfer Certificates of Title (TCTs) or Condominium Certificates of Title (CCTs) may be allowed to be registered in favor of Pag-IBIG or any other GFIs to streamline the processing of end-user financing**.

3.1.4 In accordance with the alignment of the processes established by the concerned agencies implementing the 4PH Program, **the pre-publication requirement outlined in Section 6.1.1 of NHA Memorandum Circular No. 2021-027 will no longer be required.**

3.2 NHA as a Landowner, shall enter into appropriate partnership agreements with the concerned partner LGUs, NGAs/GOCCs and/or other entities/groups, and as Developer and/or Project Manager, implement the project/s in coordination with LGUs NGAs, and other entities/groups in accordance with the roles and responsibilities as may be agreed upon by the parties involved.

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IV. PROJECT MONITORING, REPORTING AND EVALUATION

NHA Regional Offices will submit monthly progress updates to Project Operations Support Services Department (POSSD), covering achievements, challenges, and solutions. POSSD will consolidate and assess these reports, ensuring project compliance and forwarding critical information to the Corporate Planning Department (CPD) and the Office of the General Manager (OGM) for immediate review and strategic adjustments.

V. REPEALING CLAUSE

This Memorandum Circular amends Sections 3.1 (Scope and Coverage), 5.3 (Land Requirements) and 6.1.1 (Publication of Proposals) of NHA MC No. 2021-027. All other provisions of NHA MC No. 2021-027 remain in full force and effect.

VI. EFFECTIVITY

This Memorandum Circular shall have a retroactive effect to July 17, 2023, consistent with the approval of E.O. No. 34, series of 2023, on all projects implemented prior to its issuance, provided, no vested rights are impaired in the implementation thereof or no stakeholders will be adversely affected by its retroactive application.

This Circular shall take effect after its registration in the Office of the National Administrative Register (ONAR), University of the Philippines (UP) Law Center, Diliman, Quezon City.

For implementation and guidance of all concerned.

JOEBEN A. TAI
General Manager

Date: 25 April 2025

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