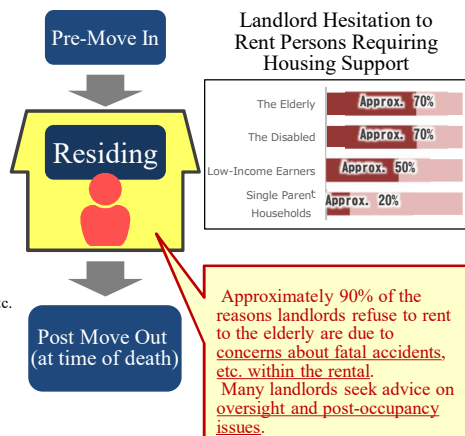


# ● Act Partially Amending the Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing

## Background and Necessity

- It is expected that **the need for persons requiring housing support to move into rental housing smoothly will increase** due to **the increase in single-person households** (※) and decrease in homeownership rates.  
※ The number of single-person elderly households is expected to approach 9 million in 2030.
  - **More than a few landlords hesitate to rent to persons requiring housing support, such as elderly people living alone**, due to concerns about issues such as lone deaths and personal property disposal after death. Yet, they do have a certain number of rental vacancies.
  - After the enforcement of the revised Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing (2017), **more than 800 housing support corporations** (※) were designated nationwide, and **the number of local housing support providers has steadily increased**.  
※ Corporations (designated by prefectural governor) that provide tenant support (showing properties, etc.), oversight, and counseling, etc. for persons requiring housing support.
1. It is necessary to develop a **market environment** where both landlords and persons requiring housing support can use the property with peace of mind.
  2. It is necessary to promote the supply of rental housing **in which residential support is provided** by housing support corporations, etc.
  3. It is necessary to strengthen **local housing support systems** that coordinate housing and welfare measures.



## Outline of the Amendment Act

### 1. Develop a market environment that makes it easier for landlords to offer rental housing and allows persons requiring housing support to move in smoothly

[Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing, Act on Securement of Stable Supply of Elderly Persons' Housing, Act on the Japan Housing Finance Agency, Independent Administrative Agency]

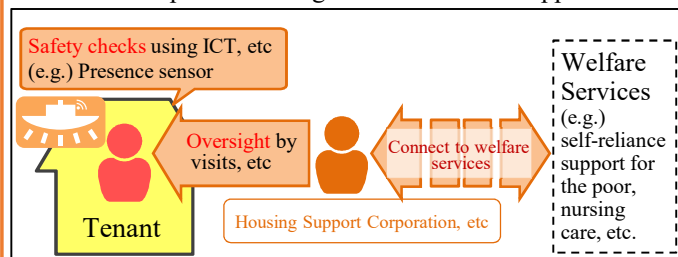
- **Promote the use of lifelong lease system** (※)  
※ A lease that is never renewed until the death of the tenant and ends upon death (not inherited by heirs)
  - **Simplify the approval procedures for lifelong lease system** (from approval for each residence to **approval for each landlord**)
- **Facilitate personal property disposal by housing support corporations**
  - In order to facilitate personal property disposal when a tenant dies, **it is clarified that housing support corporations can dispose of this property as an additional duty entrusted to them by the tenant**
- **Establish a certification system for rent liability guarantors**
  - The Minister of Land, Infrastructure, Transport and Tourism **certifies rent liability guarantors** (certified guarantors) that **persons requiring housing support can easily use**  
 ⇒ **Reducing the guarantee risk** for persons requiring housing support through the **Japan Housing Finance Agency's rent guarantee insurance**
- **Reduce landlord concerns through housing with residential support**  
(see 2)

### 2. Promote the supply of rental housing in which residential support is provided by housing support corporations, etc

[Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing]

- **Establish a certification system for housing with residential support** (※)  
※ legally, "Rental Housing with Support for Stable Residence"
  - Promote the supply of housing (**housing with residential support**) where **housing support corporations, etc. can check tenant safety, oversee them, and connect them to appropriate welfare services** according to the needs of persons requiring housing support (**certified by mayor of city, ward, town, or village (with welfare offices), etc.**)
- ⇒ Municipalities **pay welfare assistance for rent** to landlords **directly on behalf of persons** on welfare who live in housing with residential support
- ⇒ **In principle, a certified guarantor** (see 1) **will underwrite rent obligation guarantees** for persons requiring housing support

<Concept for Housing with Residential Support>



### 3. Strengthen local housing support systems that coordinate housing and welfare measures

- Basic policy will be jointly formulated by the Minister of Land, Infrastructure, Transport and Tourism, and the Minister of Health, Labor and Welfare
- **Promote the establishment of housing support councils** (※) by **municipalities by imposing duty to endeavor**, and promote the development of a comprehensive and inclusive **housing support system in the community** through collaboration between housing and welfare related parties, from housing **consultation services** to support before moving in, while residing, and after moving out of the housing  
※ A council consisting of municipality housing and welfare departments, housing support corporations, real estate-related organizations, welfare-related organizations, etc

[Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing]



## [Objectives and Effects]

- (KPI)
- ① Number of housing units with residential support provided: 100,000 units after 10 years of enforcement
  - ② Population coverage rate of municipalities that have established housing support councils: 90% after 10 years of enforcement

# ●住宅確保要配慮者に対する賃貸住宅の供給の促進に関する法律等の一部を改正する法律

## 背景・必要性

○ 単身世帯の増加<sup>(※)</sup>、持家率の低下等により、要配慮者の賃貸住宅への円滑な入居に対するニーズが高まることが想定される。

※ 単身高齢者世帯は、2030年に900万世帯に迫る見通し。

○ 孤独死や死亡後の残置物処理等の入居後の課題への不安から、単身高齢者など要配慮者に対する大家の拒否感が大きい。他方、賃貸の空き室は一定数存在。

○ 改正住宅セーフティネット法(H29年)の施行後、全国で800を超える居住支援法人<sup>(※)</sup>が指定され、地域の居住支援の担い手は着実に増加。

※要配慮者の入居支援(物件の紹介等)、入居後の見守りや相談等を行う法人(都道府県知事指定)



要配慮者に対する大家の入居拒否感

高齢者	約7割
障害者	約7割
低額所得者	約5割
ひとり親世帯	約2割

高齢者の入居拒否の理由は、居室内での死亡事故等への不安が約9割。見守り、入居後の課題の相談を求める大家も多い。

1. 大家と要配慮者のいずれもが安心して利用できる市場環境の整備
2. 居住支援法人等が入居中サポートを行う賃貸住宅の供給促進
3. 住宅施策と福祉施策が連携した地域の居住支援体制の強化

が必要

## 改正法の概要

### 1. 大家が賃貸住宅を提供しやすく、要配慮者が円滑に入居できる市場環境の整備

【住宅セーフティネット法、高齢者住まい法、住宅金融支援機構法】

#### ○ 終身建物賃貸借<sup>(※)</sup>の利用促進

※賃借人の死亡時まで更新がなく、死亡時に終了する(相続人に相続されない)賃貸借

- ・終身建物賃貸借の認可手続を簡素化(住宅ごとの認可から事業者の認可へ)

#### ○ 居住支援法人による残置物処理の推進

- ・入居者死亡時の残置物処理を円滑に行うため、居住支援法人の業務に、入居者からの委託に基づく残置物処理を追加

#### ○ 家賃債務保証業者の認定制度の創設

- ・要配慮者が利用しやすい家賃債務保証業者(認定保証業者)を国土交通大臣が認定

⇒ (独)住宅金融支援機構の家賃債務保証保険による要配慮者への保証リスクの低減

#### ○ 居住サポート住宅による大家の不安軽減

(2. 参照)

### 2. 居住支援法人等が入居中サポートを行う賃貸住宅の供給促進

【住宅セーフティネット法】

#### ○ 居住サポート住宅<sup>(※)</sup>の認定制度の創設

※法律上は「居住安定援助賃貸住宅」

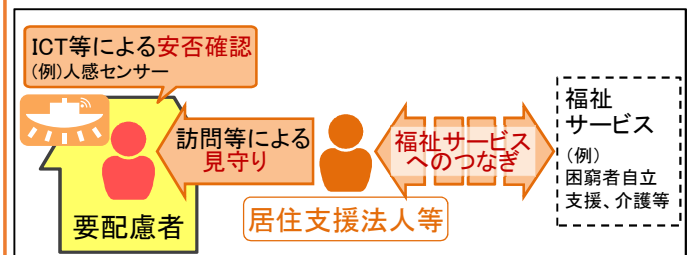
- ・居住支援法人等が、要配慮者のニーズに応じて、安否確認、見守り、適切な福祉サービスへのつなぎを行う住宅(居住サポート住宅)の供給を促進(市区町村長(福祉事務所設置)等が認定)

⇒生活保護受給者が入居する場合、住宅扶助費(家賃)について代理納付<sup>(※)</sup>を原則化

※生活保護受給者は住宅扶助費を一旦受け取った後に賃貸人に支払うが、特例として保護の実施機関が賃貸人に直接支払う

⇒入居する要配慮者は認定保証業者<sup>(1.参照)</sup>が家賃債務保証を原則引受け

<居住サポート住宅のイメージ>



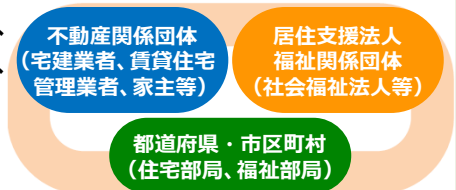
### 3. 住宅施策と福祉施策が連携した地域の居住支援体制の強化

【住宅セーフティネット法】

○ 国土交通大臣及び厚生労働大臣が共同で基本方針を策定

○ 市区町村による居住支援協議会<sup>(※)</sup>設置を促進(努力義務化)し、住まいに関する相談窓口から入居前・入居中・退居時の支援まで、住宅と福祉の関係者が連携した地域における総合的・包括的な居住支援体制の整備を推進

※地方公共団体の住宅部局・福祉部局、居住支援法人、不動産関係団体、福祉関係団体等を構成員とした会議体



## 【目標・効果】

(KPI) ① 居住サポート住宅の供給戸数 : 施行後10年間で10万戸

② 居住支援協議会を設立した市区町村の人口カバー率 : 施行後10年間で9割