

The Housing Safety Net Law

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The Housing Safety Net Law - Background

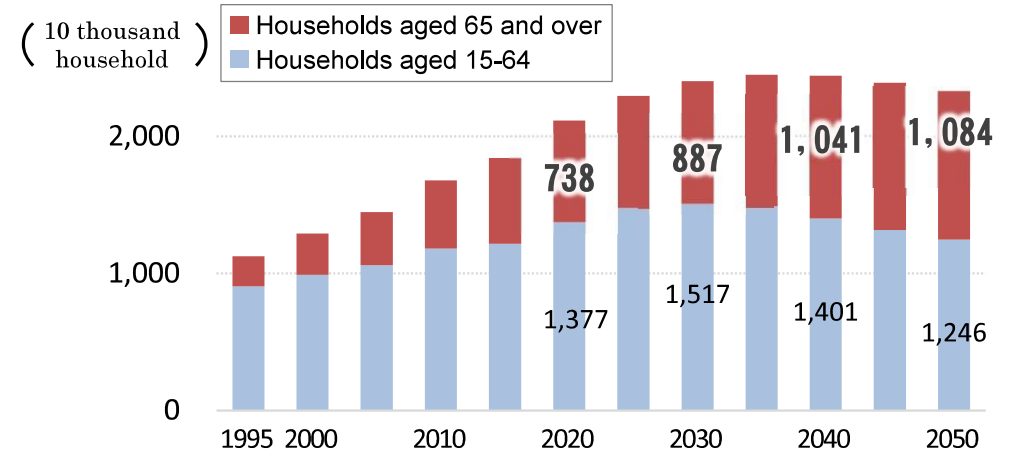
Background

- The increase in the number of single-person households* and the decline in the percentage of owner-occupiers are expected to rise the need for smooth leasing rental housing to **individuals requiring housing support**.

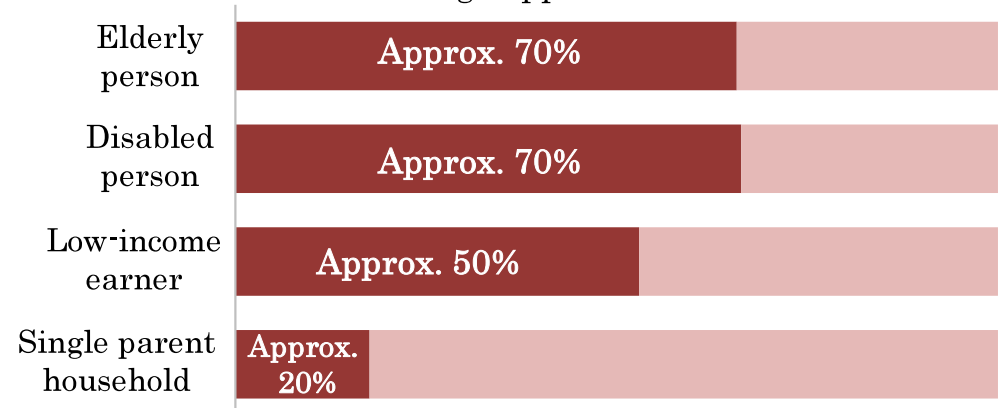
* The number of single elderly households is expected to approach 9 million by 2030.

- Not a few owners hesitate to rent to single elderly people and other **individuals requiring housing support**, due to concerns about issues such as dying alone and legally dealing with items left behind after a death.
- On the other hand, there are a certain number of vacant rental units.

【 Changes in the number of single-person households 】



【 Owners are reluctant to accept persons requiring housing support as tenants 】



“ The Housing Safety Net Law ” provides support to promote the supply of rental housing to individuals requiring housing support, such as single elderly people, disabled people and households with children.

The Housing Safety Net Law - Overview

1. Registration scheme for rented housing that shall not reject individuals requiring housing support.

2. Financial support to owners to renovate registered housing and to tenants to occupy housing.

3. Matching and tenancy support for individuals requiring housing support

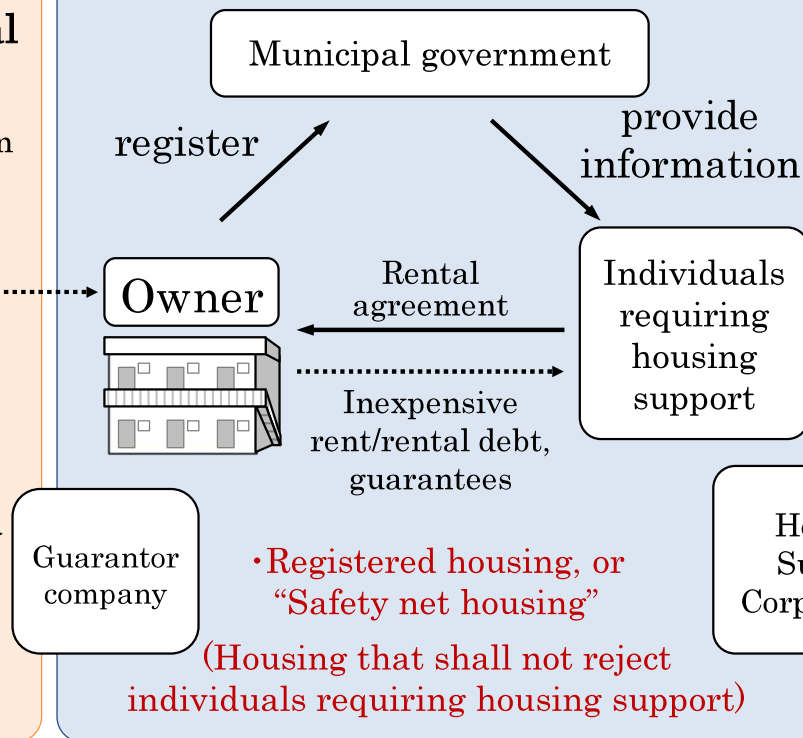
【 Image of the Housing Safety Net Law 】

2. Financial support

Support by central and local government

- Financial assistance for renovation (including funding from central government)
- Provide financing for renovation (Japan Housing Finance Agency)
- Assistance in lowering rent
- Financial assistance for rental debt
- Insurance for rental debt (Japan Housing Finance Agency)
- Assistance for moving of residence

1. Registration scheme



3. Matching and tenancy support

Housing Support Council

Real Estate Associations
Real Estate Brokers,
Real Estate Management Companies

Housing Support Corporations
Residential Support Corporations,
Social Welfare Service Corporations,
Nonprofit Corporations

Prefectural and municipal authorities

Aid for housing assistance activities

Support for moving in

Housing Support Corporations

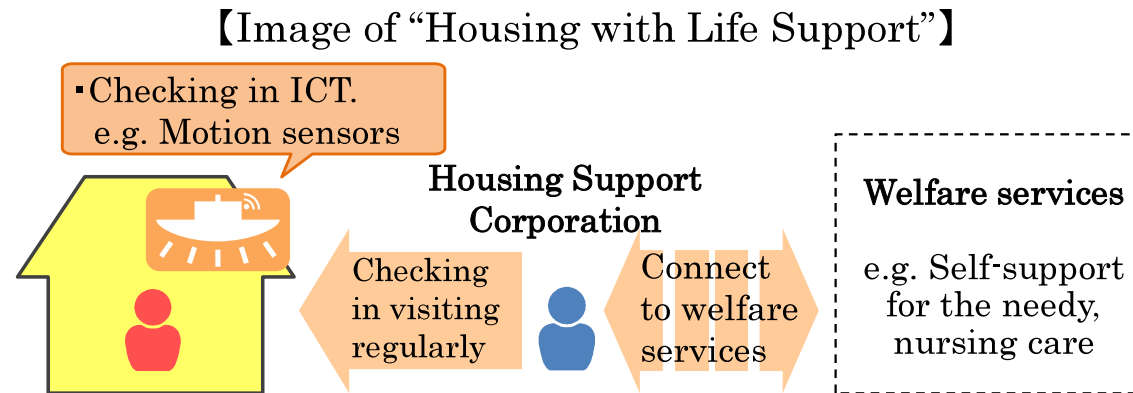
Revision of The Housing Safety Net Law - Overview

1. Developing a rental housing market environment for both owners and individuals requiring housing support.

- Promotion of the use of leases that are not inherited by heirs.
 - **Simplification of the approval process** from approval per housing to **approval of the owner**.
- Promotion of legally dealing with left-behind items by Housing Support Corporations.
 - Adding **legally dealing with left-behind items** commissioned by a lessee **as one of the operations of Housing Support Corporations**.
- Establishment of a Certification System for rent guarantors*.
 - *Rent guarantors that are **accessible to individuals requiring housing support** are **certified** by the Minister of Land, Infrastructure and Transport and Tourism.

2. Promoting the supply of “Housing with Life Support”.

- Promoting the supply of **“Housing with Life Support”** in which housing supports such as monitoring and connecting to appropriate welfare services by Housing Support Corporations are provided for **individuals requiring housing support**.
 - * **Certified by the mayor of the municipality**.



3. Strengthening local housing support systems through the coordination of housing and welfare policies.

- Basic policy on the supply of rental housing jointly formulated by the Minister of Land, Infrastructure, Transport and Tourism and the Minister of Health, Labor and Welfare.
- Promote the establishment of local Housing Support Councils by municipalities (**obligation to make the best efforts**)

Liaison Council for Strengthening Housing Support Coordination

- Organized by relevant ministries and agencies (Ministry of Land, Infrastructure, Transport and Tourism, Ministry of Health, Labor and Welfare, and Ministry of Justice) and related organizations for housing support.
- To promote closer coordination between the welfare and housing sectors in order to strengthen the Safety Net function for securing housing and promoting stability and self-reliance for the needy, the elderly, the disabled, families with children, those released from penal institutions and other persons requiring housing support.

Participation in Housing Support Council

133

(Number of results in FY2023)

- Probation Offices participates in **Housing Support Council** to explain the offender rehabilitation system.

Cases of cooperation with Housing Support Corporations

163

(Number of results in FY2023)

- **Housing Support Corporations** provided support to residents of offender rehabilitation facilities to secure housing and monitoring them after they leave the facilities.
- Probation offices coordinated with the welfare office in advance for inmates, and the **Housing Support Corporations** supported them in securing housing, medical care, and daily life support after release from the penal institutions.
- Conferences were held with probation offices, offender rehabilitation facilities, social welfare councils, Housing Support Corporations and the probationer/parolee.
- Probation offices provided support by advising the **Housing Support Corporations** on how to deal with the probationer/parolee's problematic behavior.
- Probation Offices invited **Housing Support Corporation staffs** as lecturers for training for staff of offender rehabilitation facilities.