**□ The role of domestic and international rules on appropriate residential rights (opinions and proposals of each nation to be presented to Habitat-III)**

⇒ They serve as a reference or guidelines for mid and long term housing and residential policy-making. More concrete cases can be found in the following answers.

**□ With regard to social cohesion and housing, an agenda of Habitat-III, public policy, program or plan of the central and local governments for non-discriminatory residential right**

1. **Improved mobility for vulnerable transportation users**

o Overview: expansion of issuing barrier-free residential environment certification, promotion of low-floor buses and special purpose transport mode and pedestrian friendly zones

o Achievements

- Low-floor buses: 5,338 (16.4%) in 2013 → 6,026 (18.5%) in 2014

- Special purpose transport modes: 2,026 (73.7%) in 2013 → 2,298 (82.5%) in 2014

- The policy for a barrier-free residential environment was first introduced in 2008 and has been promoted nationwide since then. There were 155 certifications for barrier free residential environment in 2014 that provided vulnerable transport users with safe and convenient access to transportation means and increased mobility.

\* 4 (‘08) →18 (’09) →45 (‘10) →96 (’11) →115 (‘12) →126 (’13) →155 (’14)

o Future plans

- Introduce low-floor buses more widely in cities in phases (KRW 34billion in 2015), and supply 2,785 special purpose public vehiclesby 2016(KRW 5.8billion in 2015) to meet the requirement under the law.

- Conduct research on barrier-free residential environment and pedestrians' convenience to improve pedestrian environment to the level of advanced countries.

1. **Residential environment improvement project for low-income people and legal reform**

o Overview: Conduct a 3-phase residential environment improvement project (2014~2017) and amend relevant laws in order to smoothly implement the projects.

o Achievements

- Residential environment has been significantly enhanced by implementing those projects that constantly regenerated outworn and old residential areas.

- New types of residential environment improvement projects such as residential environment management project\* and street housing improvement project\*\* were inserted in the relevant law (1 February 2012).

\* A project to preserve, maintain and improve areas where detached housing and multi-family housing are concentrated by expanding public facilities and infrastructure

\*\* A small scale project to improve residential environment of old street housing areas while maintaining existing roads

- Research for planning the 3-phase residential environment project was outsourced from December 2012 to June 2013.

- The budget for the 3-phase residential environment improvement project was included as a project to develop urban revitalization areas (11 new projects, KRW 2.512 billion).

o Future plans

- Constantly implement the residential environment improvement project as a project to develop urban revitalization areas.

 ※ new projects in 2015: 10 projects

1. **Rental housing supply to secure residential stability at a low cost**

o Overview: Supply 110,000 public rental housing units and 140,000 Happiness Housing per year

o Achievements

- 80,000 public rental housing units were completed and supplied in 2013 under the real estate policy announced in 1 April 2013.

- 500 permanent rental housing, 23,000 National Housing, and 18,000 public housing were constructed.

- 7 pilot districts of Happiness Housing were announced in May 2013 and were designated from August to December in 2013.

- 102,000 public rental housing units were completed in 2014.

\* 63,000 units were newly constructed and 39,000 units were purchased for rent

- 26,000 Happiness Housing unit project was approved, and 4,000 more units began construction in 2014.

- Candidate sites for 35,000 units were determined in 2014 and the project of building 26,000 units was approved.

- As a national project, over 50,000 public rental housing units were completed to increase the supply of public rental housing, and 26,000 public housing units were put up for sale to stabilize the housing market.

\* 88,000 public housing units were completed in 2014 (63,000 units for rent, 25,000 units for sale)

- The goal of Happiness Housing project, which was to approve a 26,000 unit project and complete 4,000 units, was reached.

\* Candidate site for 35,000 units was determined in 2014 and the project for 26,000 units was approved.

o Future plans

- Supply 120,000 public rental housing units (a 20% increase compared to the previous year).

․ Build 70,000 new public rental housing units (a 40% increase compared to the previous year) and supply the existing 50,000 units for rent or lease, especially in the capital region.

- With regard to Happiness Housing project, 38,000 units were approved and 20,000 new units were expected to constructed. 800 units were completed in Seoul.

\* 4 areas (Songpa/Samjeon 49, Naegok 87, Gangil 346, Cheonwang 7,374)

**④ Support for vulnerable residents such as the disabled and the elderly**

o Overview: Set the rate of compulsory construction of long term public rental housing for vulnerable residents and develop detailed guidelines of housing construction for vulnerable residents

o Achievements

- The Presidential Decree on Support for Vulnerable Residents such as the Disabled and the Elderly was amended in May 2013.

- The rate of housing for vulnerable residents to be compulsorily constructed was raised from 5% to 8% in the capital region and from 3% to 5% in rural areas.

- The Rules on Housing Supply was amended in December 2013.

\* Standards for residents eligible for public rental housing for the disabled and the elderly were developed and newly introduced in Article 32-4.

- As the relevant laws (the Presidential Decree on Support for Vulnerable Residents such as the Disabled and the Elderly and the Rules on Housing Supply) were amended in 2013, qualifications for public rental housing for the disabled and the elderly have been developed and the compulsory rate of the housing has increased to constantly supply housing for vulnerable residents.

\* 2,674 units were supplied in 2014 (the project was approved on 15 December 2014 according to LH)

 ⑤ **Financial supply for housing lease for residential stability**

o Overview: Reduce financial burden on housing lease by easing the requirements for housing lease loans

o Achievements

- Limit on loans for housing lease

․ (March 2014) Loans for housing lease were limited to houses with less than KRW 300 million of housing lease deposit (less than KRW 200 million in rural areas)

- The requirement for loans such as income level of residents in the redevelopment areas was eased.

․ (September 2014) Residents in the redevelopment areas who wish to move to other areas may apply for a housing lease loan if the total annual income of their family is less than KRW 60 million.

- Under the October 30 policy to reduce financial burden on low income families for housing, a new housing lease program (*Beotimmok* loan) was launched in January 2015.

- Interest rates of the loan was ranged from 1.7 to 3.3% depending on the income level and housing lease deposit of working families and low income families.

- Support for low-income people without home-owership has been constantly expanded.

\* By year: KRW 3.3 trillion (2010) → 4.8 (2011) → 4.8 (2012) → 4.1 (2013) → 5.3 (2014)

o Future plans

- Maintain the interest rates of housing lease loan at a reasonable level by constantly monitoring the interest rates in the market.

- Expand the qualifications and loan size according to market demand.

< Loans of National Housing Fund for low income people's housing lease >

|  |  |  |
| --- | --- | --- |
| Section | Loan cases | Volume(KRW100million) |
| 2008 | 127,281 | 32,170 |
| 2009 | 131,331 | 34,780 |
| 2010 | 119,467 | 33,463 |
| 2011 | 141,770 | 47,883 |
| 2012 | 125,888 | 47,668 |
| 2013 | 111,258 | 41,127 |
| 2014 | 127,901 | 53,427 |

⑥ **Housing voucher for residential stability of low income people**

o Overview: A new housing voucher program was introduced in October 2014. It reflects housing type and housing rent price of the low income people without home-ownership.

 o Progress

- (September 2013) The reformation of the housing voucher system was agreed to at the 4th Social Security Commission Meeting chaired by the Prime Minister.

\* More segmented criteria for housing voucher and the minimum guarantee level

- (December 2013) The Housing Voucher Act was passed at the National Assembly (announced in 24 January 2014)

- (March 2014~) Survey on housing to implement the new housing voucher program

\* Relationship of lease, the degree of housing deterioration, etc., on basic livelihood security recipients

- (July~September 2014) A pilot project was conducted with a new program.

\* 23 Cities, *Gun*s and *Gu*s

- (August 2014) The Presidential Decree of the Housing Voucher Act was announced

- (September 2014) The Enforcement Rules of the Housing Voucher Act was announced

- (October 2014) The provision of home-owners with the housing voucher program was decided at the 9th Social Security Commission Meeting chaired by the Prime Minister.

- (December 2014) The National Basic Living Security Act was amended.

o Achievements

- A pilot project of the new housing voucher program was implemented.

․ The project targeted existing basic livelihood security recipients of 23 cities, *Gun*s and *Gu*s nationwide and provided 30,000 families with KRW 54,000 a month.

- A specific date of enforcement was determined.

․ As the National Basic Living Security Act was amended (announced in 30 December 2014), the new housing voucher program was determined to be enforced in July 2015.

o Future plans

- Determine and disseminate the guidelines for the housing voucher project.

- Establish a housing voucher program information system and connect it with E-Happiness system (Ministry of Welfare).

- Build and connect an information system for housing survey and voucher provision.

- Implement new housing voucher project in July 2015.

**□ Plan and procedure of the central government to help local municipalities participate in Habitat-III**

⇒ There is no separate plan of MOLIT for local municipalities to participate in Habitat-III.

**□ Residential rights policy, program or best practice to be highlighted at Habitat-III process**

1. **Constant efforts to expand public housing**

o The government focuses on increasing public housing and promotes universal residential welfare policy by reflecting the changes in residential environment such as changes in demography, family structure, socio-economy, and urban spatial usage.

o The government has a plan to supply 110,000 public rental housing units annually by 2018 to diversify public housing types and increase public housing supply in cities rather than suburban areas. 50,000 rental housing such as permanent rental housing are supplied for the first income quintile and 38,000 rental housing such as National Rental Housing are supplied annually for the first to fourth income quintile.

- To attract private investment in rental housing supply, tax breaks and financial benefits are offered to private investors. The housing voucher system is also widely promoted to increase support for the low income bracket and provide customized residential support for recipients.

o Once the housing voucher program is reformed, the number of recipients will increase from 700,000 families to 970,000 families, and they will receive KRW110,000 a month (which is an increase from the initial KRW 80,000). Also, 150,000 families will receive support for their housing lease. As of 2014, 60.2% or 3.13 million families of first to fifth income quintile (5.2 million families) have received housing voucher. That number will increase up to 90% by 2022.

<Types of public rental housing>

|  |  |  |
| --- | --- | --- |
| Section | Newly constructed housing | Existing house |
| Permanent rental housing | National rental housing | 5-10 year public rental housing | Rental housing | Lease housing |
| Purpose | support for vulnerable residents | support for low income people | support for people without home-ownership | support for urban dwellers of minimum income level  |
| Exclusive use area | 23.1～39.6㎡ | 36.3～59.4㎡ | below 85㎡ | below 85㎡ | below 85㎡ |
| Term | Permanent | 30 years | -10 year rent and buy-long term lease (20 years)-installment (10 years) | 10 years |
| Eligibility | (1) basic livelihood security recipients, single parent families, north korean defectors(2) urban dwellers with income below 50% of national average(3) people with housing subscription bank accounts | urban workers without home ownership with income below 70% of national average | urban workers without home ownership with income below national average | Same as the eligibility for permanent rental housing |
| 1st income quintile | 2nd~4th income quintile | 4th~5th income quintile | 1st~2nd income quintile |
| Funding structure | - budget 85%- residents 15% | - budget 32%- Fund 39%- project developer 10%- residents 19%※ based on 35~45㎡  | - Fund 100% | - budget 45%- Fund 50%- residents 5% | - Fund 95%- residents 5% |
| rental fee(2010) | 30% of the market price | 50~80% of the market price  | 80~100% of the market price | 30% of the market price |
| Inventory(2012) | 190,774 units | 455,382 units | 356,142 units | 51,493 units | 85,625 units |
| New supply(2013) | 500 units | 2.33 million units | 1.81 million units | 1.28 million units | 2.57 million units |

1. **Strong residential support for low income people**

o The government strengthens support for low income people's residence by leasing or renting multi-family housing out to lowest income people and expanding residential welfare services for the people who have lost their settlement due to economic crisis and who live in a small studio. The government also helps residents living in flop houses or vinyl houses move to public rental housing to build a strong residential safety net.

o The new housing voucher program was introduced in 2014 to expand the scope of recipients according to their residential type and cost. Also, housing surveys were widely conducted and housing welfare workers were introduced to help people in need of residence live in proper housing.

o The government promoted a policy to help people who live below the minimum residential standard move to public rental housing so that they can support themselves in a stable residential environment.

- In June 2007, relevant ministries jointly developed the residential support plan for people living in a flop house or a vinyl house and surveyed those who hoped to move in order to provide support for them.

- In July 2011, the government came up with a policy to support the residence of homeless people that aimed to provide comprehensive services by investigating and informing relevant ministries of the current status of homeless people, helping them fine jobs and providing residential welfare services under the National Basic Livelihood Security Act.

- For young undergraduates who live in an expensive studio due to the lack of university dormitories and suffer from heavy financial burden, the government supplied public rental or lease housing for undergraduates in 2011 and gave public loans at a low interest rate for up to 90% of the project cost to private universities, which have then expanded their dormitories.

- For vulnerable residents such as the disabled and the elderly, the National Rental Housing was supplied at a low cost to be rented out on a long term basis under the Act on Residential Support for Vulnerable Residents such as the Disabled and the Elderly, which was enacted in 2012 to promote policies and institutions and support their residential stability.

- In addition, the government supplied public rental housing for child heads of household and families with young traffic accident victims who cannot afford housing with their below-average monthly income.

<Residential support for people living in non-dwelling structures by year>

(Unit: housing unit)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | Total | National Rental Housing | Rental housing | Lease housing |
| Subtotal | flop house | vinyl house | Subtotal | flop house | vinyl house | others | subtotal | flop house | vinyl house | others |
| 2009 | 1,018 | 9 |  | 9 | 432 | 407 | 25 |  | 577 | 117 | 460 |  |
| 2010 | 603 |  |  |  | 393 | 360 | 7 | 26 | 210 | 11 | 199 |  |
| 2011 | 844 | 8 |  | 8 | 652 | 523 | 15 | 114 | 184 | 4 | 165 | 15 |
| 2012 | 521 |  |  |  | 314 | 172 | 10 | 132 | 207 | 13 | 96 | 98 |
| 2013 | 584 |  |  |  | 306 | 131 | 8 | 167 | 278 | 42 | 57 | 179 |
| total | 3,570 | 17 | - | 17 | 2,097 | 1,593 | 65 | 439 | 1,456 | 187 | 977 | 292 |

※ Others: tiny studio, inn and facility for homeless people

<Residential support for people living in non-dwelling structure by housing type>

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Section | total | flop house | vinyl house | tiny studio·inn | criminal victims | homeless people |
| rental house | lease house | rental house | lease house | National Rental House | rental house | leaease house | rental house | lease house | National Rental House | rental house | lease house |
| Direct contract | operation org. | direct contract | operation org. | direct contract | operation org. |
| Total | 3,570 | 217 | 1,376 | 187 | 65 | 977 | 17 | 138 | 210 | 242 | 17 | 34 | - | 13 | 61 | 16 |

<Rental housing for undergraduates>

(Unit: housing unit)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Section | 2009 | 2010 | 2011 | 2012 | 2013 |
| Plan | - | - | pilot project | 10,000 | 3,000 |
| Record | - | - | 107 | 10,349 | 3,713 |

<Support for dormitories>

(Unit: no. of school, person, KRW 100 million)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Section | 2009 | 2010 | 2011 | 2012 | 2013 |
| School | - | - | - | 4 | 7 |
| Enterprise |  |  |  | 6 | 8 |
| N. of room |  |  |  | 3,096 | 4,311 |
| Public financial support | - | - | - | 668 | 971 |

<National Rental Housing for the low income elderly>

(Unit: housing unit)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Section | Total | 2009 | 2010 | 2011 | 2012 | 2013 |
| Total supply | 169,572 | 53,895 | 48,350 | 26,786 | 20,550 | 19,991 |
| Housing for the elderly | 8,417 | 2,726 | 2,588 | 1,217 | 944 | 942 |
| Rate | 5.0% | 5.1% | 5.4% | 4.5% | 4.6% | 4.7% |

<National Rental Housing for the low income disabled>

(Unit: housing unit)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Section | Total | 2009 | 2010 | 2011 | 2012 | 2013 |
| Total supply | 169,572 | 53,895 | 48,350 | 26,786 | 20,550 | 19,991 |
| Housing for the disabled | 7,262 | 1,830 | 2,308 | 1,216 | 958 | 950 |
| Rate | 4.3% | 3.4% | 4.8% | 4.5% | 4.7% | 4.8% |

<Rental housing for child heads of household>

(Unit: housing unit)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Section | Total | 2009 | 2010 | 2011 | 2012 | 2013 |
| Housing supply | 3,880 | 1,065 | 809 | 603 | 658 | 745 |