

Realize the sense of security in houses for vulnerable people

Housing Department

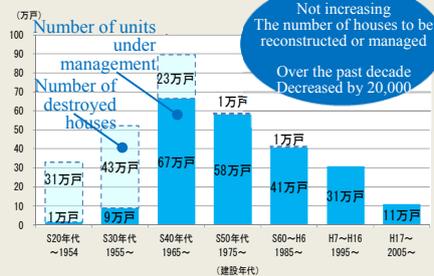
We propose methods to plan efficient management of the stock of public housing and effective use of vacant private houses for rent to realize stability and a sense of security for vulnerable people, such as those in the low-income group and senior citizens who live alone who often face difficulty in keeping proper places to live on their own.

Social background and problems

- Public housing used to accept people in the low-income group. However, the number of public housing units is not expected to increase because of financial restrictions on the national and local governments. More rational management of public housing than ever is needed as the population ages.
- Meanwhile, the number of vacant private houses for rent has been increasing. Many owners of rental houses tend to reject renting their houses to vulnerable people, such as single elderly, because of the risk of failure to pay rent and dying alone. An issue here is that the vacant houses for rent are not effectively being used.

The increase in vulnerable people who face difficulty in securing proper places to live on their own (Example: The number of single elderly people is expected to increase by about one million over the next decade.)

Public housing



Not increasing
The number of houses to be reconstructed or managed
Over the past decade
Decreased by 20,000

Increased stock of aged housing



Private houses



Increased number of vacant houses for rent

Stock not being used effectively
The number of vacant houses for rent is about 4.29 million around Japan (2013).
About 70% of owners are reluctant to rent their houses to single elderly (due to the risk of failure to pay rent and dying alone).

Content of this study

Rational method to manage public housing

- Establishment of the following methods to support local governments in establishing longer life expectancy plans
- 1) Method to establish mid-to-long-term plans to manage and utilize the stock of public housing units
 - 2) Method to establish programs for the details and timing to implement repairs and improvements based on the characteristics of apartment buildings and houses
 - 3) Method to identify the relationship among the details of repairing and improving houses (performance categories), sections, and costs



Example of improving accommodations for elderly by installing an elevator between two houses

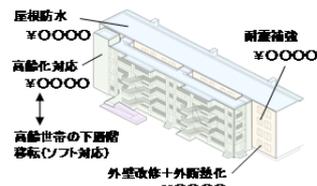


Image of identifying and examining the relationship among details and sections to improve and their costs

Method to plan the use of vacant private houses for rent

- Development of the following methods to support local governments in establishing plans and operations associated with the use of private vacant houses and establishment of technical guidelines
- 1) Method to estimate the number of private houses for rent that are available in a given region
 - 2) Method to plan matching between households and vacant houses based on sizes and other conditions of the houses (⇒ Sharing of the role to accept tenants with public housing)
 - 3) Method to construct systems to provide a housing assistance service to eliminate concerns that owners have for the effective use of vacant houses

Example of concerns that owners have in relation to accepting single elderly as tenants and providing housing assistance services to eliminate the

	Concerns	Housing assistance service (example)
Example of concerns that owners have in relation to accepting single elderly as tenants and providing housing assistance services to eliminate the	-Difficulty in securing	-Co-signer agency service
	-Unable to understand the contents of contract	-Contract procedure support service (e.g. accompanying a tenant when signing a contract)
	-Contract with the risk of failure to pay rents	-Rent guarantee obligation service -Rent assistance and the payment of social assistance for housing in place of a tenant
	-Risk of sudden illness/injury or accidents inside a house, inability to understand contents of contracts	-Daily assistance service (observation, checking if a tenant is fine, lifestyle consultation, etc.), -furniture and remaining items disposal service, -loss compensation insurance
	-Risk of dying alone	-Reinstatement rules, third-party witness and assessment service upon leaving a house
	-A concern over troubles related to reinstatement	

Realize the sense of security for housing among vulnerable people by wisely using the stock of public housing units and vacant private houses for rent

Relevant article

- Planning of housing safety net using private houses for rent