SEOUL METROPOLITAN GOVERNMENT FRAMEWORK ORDINANCE ON HOUSING WELFARE

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CHAPTER I GENERAL PROVISIONS

Article 1 (Purpose)

CHAPTER I GENERAL PROVISIONSThe purpose of this Ordinance is to prescribe matters necessary to contribute to enhancing residential stability and improving housing standards for housing-disadvantaged persons, etc.

Article 2 (Definitions)

The definitions of terms used in this Ordinance shall be as follows:
1. The term "housing welfare" means enabling citizens to live humanely by satisfying their wishes for housing and through an appropriate standard of residential environment;
2. The term "housing-disadvantaged persons, etc." means any of the following persons who live in the Seoul Metropolitan City and need housing welfare support:
(a) A housing-disadvantaged person referred to in subparagraph 1 of Article 2 of the Act on Support for the Disabled, the Aged, and other Housing-Disadvantaged People;
(b) A person who lives in a rental house owned by the State, the Seoul Metropolitan City, SH Corporation, or LH Corporation, among rental houses referred to in subparagraph 1 of Article 2 of the Rental Housing Act;
(c) A non-home-owning householder entitled to occupy a publicly owned rental house as prescribed by other Ordinances or Rules;
(d) Other persons deemed by the Mayor of the Seoul Metropolitan Government (hereinafter referred to as the "Mayor") as particularly in need of housing welfare support.

Article 3 (Mayor's Duties)

(1) The Mayor shall actively support housing welfare projects for housing-disadvantaged persons, etc. and steadily implement housing welfare policies and projects.
(2) The Mayor shall endeavor to secure budget necessary for housing welfare projects.

Article 4 (Establishment of Basic Plans for Housing Welfare)

(1) The Mayor shall establish a basic plan for housing welfare of the Seoul Metropolitan City (hereinafter referred to as "basic plan") every five years to perform housing welfare projects.
(2) Each basic plan shall include the following:
1. Basic objectives and directions for implementation of housing welfare policy;
2. Matters on fact-finding surveys on housing welfare;
3. The current state and improvement of the housing welfare administrative system;
4. Matters on job creation in, and revitalization of, the housing welfare sector;
5. Matters on nurturing of housing welfare experts and education;
6. Matters on the establishment and operation of a housing welfare support center;
7. Matters on the housing welfare delivery system and support for relevant private organizations;
8. Matters on the financial management of housing welfare projects;
9. Other matters on support for enhancing residential stability and housing welfare of residents.
(3) Where a comprehensive housing plan of the Seoul Metropolitan City is established including the matters referred to in each

subparagraph of paragraph (2), the basic plan referred to in paragraph (1) shall be deemed formulated.
(4) In formulating the basic plan, the Mayor shall actively reflect opinions of residents, including housing-disadvantaged persons.

Article 5 (Annual Implementation Plan)

(1) The Mayor shall establish and execute an annual implementation plan for housing welfare of the Seoul Metropolitan City (hereinafter referred to as "implementation plan") each year in accordance with the relevant basic plan.
(2) The implementation plan shall contain the following matters on housing welfare projects:
1. Directions for implementation and plans for major projects;
2. Matters on support for the administration and finance of housing welfare projects;
3. Other matters deemed necessary for housing welfare support.
(3) Where the Mayor formulates and executes the implementation plan, he/she shall correlate it with the basic plan and major policies of the Seoul Metropolitan Government.

CHAPTER II HOUSING WELFARE PROJECTS

Article 6 (Survey of Residential Conditions)

CHAPTER II HOUSING WELFARE PROJECTS(1) The Mayor may conduct a survey of residential conditions with respect to the following matters, such as housing, living environment, and household characteristics of housing-disadvantaged persons, etc.:
1. Household characteristics;
2. Housing type, size, and tenure;
3. Housing facilities and equipment;
4. Satisfaction with the housing and residential environment;
5. Housing prices and rents;
6. Households below the minimum residential standards referred to in Article 5-2 of the Housing Act;
7. Other matters deemed necessary by the Mayor to ascertain the residential conditions of housing-disadvantaged persons, etc.
(2) The Mayor shall conduct a survey of residential conditions under paragraph (1) biannually.
(3) The Mayor shall establish plans for survey, including the date, time, objectives, contents, method, etc. of the survey, prior to the survey of residential conditions.
(4) If deemed necessary, the Mayor may conduct the survey of residential conditions of housing-disadvantaged persons, etc. as part of
the survey of residential conditions referred to in Article 5 of the Housing Act and Article 5-2 of the Seoul Metropolitan Government Ordinance on Housing.
(5) Except as otherwise provided for in this Article, matters concerning the survey of residential conditions shall be governed by relevant statutes, such as the Housing Act and the Act on Support of the Disabled, the Aged, and other Housing-Disadvantaged People.
(6) The survey of residential conditions may be entrusted to a relevant specialized institution, and in such cases, the Mayor shall provide necessary support for the administration and finance thereof.

Article 7 (Housing Welfare Projects)

The Mayor may provide support for administration of any of the following housing welfare projects, and subsidize operating expenses within budgetary limits:
1. Subsidization and loans for the housing lease deposit and rent under Article 9 (2) 1 of the Seoul Metropolitan Government Ordinance on the Social Welfare Fund;
2. A support project designed to provide the social welfare fund for enhancing the housing welfare of residents of public rental houses and those in low-income brackets;
3. A project for supporting the repair of houses of low-income citizens under Article 20 of the Enforcement Rule of the Seoul Metropolitan Government Ordinance on the Social Welfare Fund;
4. A project to enhance a residental community of housing-disadvantaged persons, etc. and a self-sufficiency program to assist residents of public rental houses;
5. Preferential provision of public rental houses to families in need of emergency support, whose houses became uninhabitable due to disasters such as a fire;
6. Support of house remodeling funds to residents of houses below the minimum residential standards;
7. Support of funds for remodeling houses for the disabled and the aged;
8. A support project for organizations and institutions relating to housing welfare;
9. Research and survey programs for improvement of housing welfare;
10. Other projects necessary to improve housing welfare of housing-disadvantaged persons, etc.

CHAPTER III HOUSING WELFARE COMMITTEE

Article 8 (Establishment and Functions)

CHAPTER III HOUSING WELFARE COMMITTEE(1) The Mayor shall establish the Seoul Metropolitan Housing Welfare Committee (hereinafter referred to as the "Committee") to deliberate on housing welfare policies and projects and provide advice on directions for development.

(2) The Committee shall deliberate on the following matters concerning housing welfare:

1. Matters on formulation, implementation, and evaluation of the basic plan;
2. Matters on formulation, execution, and evaluation of implementation plans;
3. Matters on the establishment, entrusted management, and evaluation of operation of a housing welfare support center;
4. Other important matters on housing welfare policies.

(2) Notwithstanding paragraph (2), any case falling under Article 4 (3) shall be deemed to have undergone deliberation by the Committee.

Article 9 (Composition)

(1) The Committee shall be comprised of not exceeding 20 members, including one Chairperson and one Vice Chairperson.

(2) The Vice Mayor 2 for Administrative Affairs shall serve as the Chairperson, and the Vice Chairperson shall be elected by the Committee from among members of the Committee.

(3) The Committee shall consist of ex officio members and commissioned members, and the chief of the housing policy office, the chief of the health and welfare office, and the chief of the urban planning bureau shall be ex officio members.

(4) Commissioned members shall be commissioned by the Mayor from among the following persons:

1. Three members of the Seoul Metropolitan Council recommended by the Chairperson of the Seoul Metropolitan Council;
2. The heads of civic organizations, experts, and persons with knowledge and experience in housing welfare policies and projects.

(5) The Committee shall have a secretary to handle its affairs, and the director in charge of housing welfare policy shall be its secretary.

Article 10 (Term of Office)

(1) Commissioned members shall serve a two-year term and may be recommissioned only once: Provided, That any member commissioned to fill a vacancy shall serve for the remainder of his/her predecessor's term of office.

(2) Ex officio members shall serve a term during which he/she holds office.

Article 11 (Duties, etc. of Chairperson)

(1) The Chairperson shall represent the Committee and preside over affairs of the Committee.

(2) The Vice Chairperson shall assist the Chairperson, and act on behalf of the Chairperson if he/she is unable to perform any of his/her duties in extenuating circumstances.

Article 12 (Meetings, etc.)

(1) Meetings of the Committee shall be classified into regular meetings and extraordinary meetings, and the former shall be held semiannually, while the latter shall be called in any of the following cases:

1. Where the Mayor requests convocation of a meeting;
2. Where at least a third of all incumbent members requests the convocation of a meeting;
3. Where the Chairperson deems it necessary to convoke a meeting.

(2) A majority of the members of the Committee shall constitute a quorum, and any decision thereof shall require the concurring vote of a majority of those present.

Article 13 (Cooperation of Relevant Agencies)

If necessary, the Committee may request public officials and experts involved in an agenda item to attend a meeting to hear their opinions, or request the submission of relevant materials.

Article 14 (Minutes)

The secretary of the Committee shall prepare and keep minutes.

Article 15 (Allowances)

Allowances may be provided, and travel expenses reimbursed, within budgetary limits, to members, relevant experts, etc., other than public officials, who attend a meeting of the Committee.

CHAPTER IV HOUSING WELFARE SUPPORT CENTER, ETC.

Article 16 (Establishment of Housing Welfare Support Center)

CHAPTER IV HOUSING WELFARE SUPPORT CENTER, ETC.The Mayor may establish a housing welfare support center (hereinafter referred to as "Support Center") to facilitate continued implementation of housing welfare projects.

Article 17 (Functions of Support Center)

The Support Center shall perform the following functions:
1. Consultation and information service on housing welfare projects and case management;
2. Support service for various housing welfare relating to housing welfare delivery;
3. Cultivation of housing welfare experts and resident education;
4. Public relations on housing welfare and the construction and operation of housing welfare networks;
5. Support for remedies for violation of residents' rights relating to housing welfare projects;
6. Fact-finding surveys on houses and living environment of housing-disadvantaged persons, etc.;
7. Research and survey programs designed to improve housing welfare;
8. Other matters deemed by the Mayor necessary for enhancing housing welfare.

Article 18 (Management and Operation)

(1) The Mayor may entrust a Support Center to a relevant corporation, organization, etc. for its efficient management.
(2) The period of entrustment under paragraph (1) shall be two years, and if deemed necessary by the Mayor, the support center may be entrusted again, following deliberation by the Committee.
(3) The relevant corporation, organization, etc. to which operation of the Support Center may be entrusted pursuant to paragraph (1) shall satisfy the criteria referred to in Article 9 (2) of the Enforcement Decree of the Act on Support of the Disabled, the Aged, and other Housing-Disadvantaged People.
(4) Any entrusted institution shall establish yearly business plans, submit them for deliberation by the Committee, and obtain approval from the Mayor thereon.
(5) The Mayor may subsidize expenses, operating expenses, etc. incurred in managing the Support Center, within budgetary limits.
(6) If deemed necessary to efficiently manage the Support Center, the Mayor may dispatch public officials under his/her management thereto, under Article 30-4 of the Local Public Officials Act.

Article 19 (Guidance and Supervision)

(1) The Mayor may require an entrusted institution to report on necessary matters concerning handling of entrusted affairs, or inspect documents, facilities, etc. necessary for guidance and supervision of entrusted affairs.
(2) If the Mayor finds that the entrusted affairs have been handled unlawfully or inappropriately through inspection under paragraph (1), he/she may take necessary action.
(3) Where action is taken pursuant to paragraph (2), prior written notice thereon shall be given to the entrusted institution, along with an opportunity for the institution to state its opinions.

Article 20 (Cancellation, etc. of Entrustment Contract)

(1) Where an entrusted institution falls under either of the following cases, the Mayor may cancel the entrustment contract:
1. Where it violates any statutes or Ordinance;
2. Where it violates the entrustment contract.
(2) Where the Mayor intends to cancel the entrustment contract pursuant to paragraph (1), he/she shall provide the relevant entrusted institution with an opportunity to state its opinions, in advance.
(3) Where an entrustment contract has been cancelled pursuant to paragraph (1), the entrusted institution shall return, the facilities entrusted, accumulated intellectual property, etc. without delay.

Article 21 (Financial Resources)

(1) Notwithstanding Article 9 of the Seoul Metropolitan Government Ordinance on the Social Welfare Fund, the Mayor may use the social welfare fund of the Seoul Metropolitan Government to implement housing welfare projects and operate the Housing Welfare Support Center prescribed in this Ordinance.
(2) The Mayor shall endeavor to secure financial resources necessary to carry out housing welfare projects.

Article 22 (Relations with other Statutes)

This Ordinance shall apply to the implementation of housing welfare projects, except as otherwise expressly provided in other statutes or Ordinances.