# SEOUL METROPOLITAN GOVERNMENT FRAMEWORK ORDINANCE ON HOUSING WELFARE

Enactment No. 5391, Dec. 31, 2012
Amendment of Other Laws No. 5767, Dec. 11, 2014
Amendment of Other Laws No. 5864, May. 14, 2015
Partial Amendment No. 6082, Jan. 07, 2016
Partial Amendment No. 6192, Mar. 24, 2016
Amendment of Other Laws No. 6303, Jul. 14, 2016
Amendment of Other Laws No. 6386, Jan. 05, 2017
Amendment of Other Laws No. 7046, Mar. 28, 2019
Amendment of Other Laws No. 7154, May. 18, 2019
Partial Amendment No. 7370, Sep. 26, 2019
Amendment of Other Laws No. 7423, Dec. 31, 2019
Amendment of Other Laws No. 8127, Sep. 30, 2021
Amendment of Other Laws No. 8182, Sep. 30, 2021
Amendment of Other Laws No. 8235, Dec. 30, 2021
Partial Amendment No. 8508, Oct. 17, 2022

## CHAPTER I GENERAL PROVISIONS

### Article 1 (Purpose)

CHAPTER I GENERAL PROVISIONSThe purpose of this Ordinance is to contribute to enhancing residential stability and improving housing standards for citizens by prescribing in detail the matters delegated by the Framework Act on Residence and the Enforcement Decree of the said Act and the basic matters concerning the housing policies of the Seoul Metropolitan Government. <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 6386, Jan. 5, 2017>

### Article 2 (Housing Rights)

Every citizen of Seoul Metropolitan City has the right to live a decent residential life in a pleasant and stable residential environment devoid of any physical or social danger.
[This Article Wholly Amended by Ordinance No. 6192, Mar. 24, 2016]

### Article 3 (Responsibilities of Mayor)

(1) The Mayor shall proactively promote and support housing policies and projects in accordance with Article 3 of the Framework Act on Residence (hereinafter referred to as the "Act"). <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 6386, Jan. 5, 2017>
(2) The Mayor shall strive to secure budget necessary for housing policies and projects. <Amended by Ordinance No. 6192, Mar. 24, 2016>

### Article 3-2 (Relationship to Other Ordinances of the Seoul Metropolitan Government)

Except as otherwise provided in other statutes or regulations or Ordinances of the Seoul Metropolitan Government, implementation of housing policies and projects shall be subject to the provisions of this Ordinance.
[This Article Newly Inserted by Ordinance No. 6192, Mar. 24, 2016]

## CHAPTER II COMPREHENSIVE HOUSING PLANS

### Article 4 (Formulation of Comprehensive Housing Plans)

CHAPTER II COMPREHENSIVE HOUSING PLANS(1) The Mayor shall formulate and implement a comprehensive housing plan containing the following (hereinafter referred to as "comprehensive housing plan") pursuant to Article 6 of the Act to enhance residential stability and improve housing standards for citizens: <Amended by Ordinance No. 6192, Mar. 24, 2016>
1. Matters concerning basic objectives and directions;
2. Matters prescribed in Article 5 (1) 2 through 7 and 9 of the Act;
3. Matters concerning the training and education of housing welfare experts;
4. Matters concerning the establishment and operation of a housing welfare support center;
5. Matters concerning the efforts to reduce the number of households below the minimum residential standards and recommended residential standards under Articles 17 and 19 of the Act;
6. Other matters necessary for enhancing residential stability and housing welfare in the jurisdictional area.
(2) Where the Mayor intends to formulate or alter a ten-year comprehensive housing plan, he/she shall conduct a survey on residential conditions pursuant to Article 20 of the Act: Provided, That such survey may be omitted in any of the following cases:

<Amended by Ordinance No. 6192, Mar. 24, 2016>
1. Where a separate survey on residential conditions has been conducted in relation to the formulation or alteration of the relevant comprehensive housing plan;
2. Where it is intended to reflect matters altered due to the enactment, amendment, or repeal of other Acts;
3. Where it is intended to correct miscalculations, misstatements, omissions, or other obvious errors equivalent thereto.
(3) The Mayor may hear the opinion of the Seoul Metropolitan Council on formulating and altering a ten-year comprehensive housing plan or an annual comprehensive housing plan before the deliberation of the Housing Policy Deliberative Committee. <Newly Inserted by Ordinance No. 6192, Mar. 24, 2016>

### Article 5 (Annual Comprehensive Housing Plans)

(1) The Mayor shall formulate and implement an annual comprehensive housing plan based on a ten-year comprehensive housing plan. <Amended by Ordinance No. 6192, Mar. 24, 2016>
(2) An annual comprehensive housing plan shall include matters concerning the implementation plan for the relevant year based on a ten-year comprehensive housing plan, and shall be formulated not later than the end of March of the relevant year: <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7423, Dec. 31, 2019>
1. through 3. Deleted. <by Ordinance No. 6192, Mar. 24, 2016>
(3) Where the Mayor formulates and implements an annual comprehensive housing plan, he/she shall correlate it with major policies of the Seoul Metropolitan Government. <Amended by Ordinance No. 6192, Mar. 24, 2016>

### Article 6 (Survey of Residential Conditions)

The Mayor may conduct a survey on residential conditions pursuant to Article 20 of the Act and Article 13 of the Enforcement Decree of the Framework Act on Residence (hereinafter referred to as the "Decree"), and where he/she intends to conduct a survey on residential conditions, he/she shall formulate a survey plan including the date and time, purpose, details, and methods of the survey. <Amended by Ordinance No. 6386, Jan. 5, 2017>
[This Article Wholly Amended by Ordinance No. 6192, Mar. 24, 2016]

### 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: <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
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 21 of the Seoul Metropolitan Government Enforcement Rule of the 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 disabled or older persons;
8. A support project for organizations and institutions relating to housing welfare;
9. Research and survey programs for improvement of housing welfare;
10. Projects for subsidizing the establishment of fire-fighting systems for residents of low-cost dormitory housing facilities and tiny one-room residences;
11. Other projects deemed necessary by the Mayor to improve housing welfare.

## CHAPTER III HOUSING POLICY DELIBERATIVE COMMITTEE

### Article 8 (Establishment and Functions)

CHAPTER III HOUSING POLICY DELIBERATIVE COMMITTEE(1) The Mayor shall establish the Seoul Metropolitan Housing Policy Deliberative Committee (hereinafter referred to as the "Committee") pursuant to Article 9 of the Act. <Amended by Ordinance No. 6192, Mar. 24, 2016>
(2) The Committee shall deliberate on the following matters: <Amended by Ordinance No. 6192, Mar. 24, 2016>
1. Matters prescribed in Article 11 (4) of the Decree;
2. Matters concerning the establishment, entrusted management, and evaluation of operation of a housing welfare center;
3. Matters required by other statutes or municipal ordinances to undergo deliberation by the Committee;
4. Other important policies related to housing policies including housing welfare and to construction, supply, and transactions of

houses in Seoul Metropolitan City, which are referred by the Mayor to the Committee for deliberation).

(3
) 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 more than 15 members, including one Chairperson and one Vice Chairperson. <Amended by Ordinance No. 6192, Mar. 24, 2016>
(2) The Mayor shall be the Chairperson and the Vice Chairperson shall be elected by and from among members of the Committee. <Amended by Ordinance No. 6192, Mar. 24, 2016>
(3) The Committee shall consist of ex officio members and commissioned members, and the Deputy Mayor of Housing and Architecture Headquarters, the Chief Officer of Welfare Policy Office, the Director-General of Urban Planning Bureau, and the Chief Officer of Urban Regeneration Office shall be ex officio members. <Amended by Ordinance No. 5767, Dec. 11, 2014; Ordinance No. 5864, May 14, 2015; Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7154, May 16, 2019>
(4) Commissioned members shall be commissioned by the Mayor from among the following persons: <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 6192, Mar. 24, 2016>
1. Three members of the Seoul Metropolitan Council recommended by the Chairperson of the Seoul Metropolitan Council;
2. Persons who represent target groups of housing policies including housing welfare;
3. Persons with abundant knowledge and experience in housing policies including housing welfare.
(5) The Committee shall have one secretary to handle its affairs, and the Director of the Housing Policy Division shall be the secretary. <Amended by Ordinance No. 6192, Mar. 24, 2016>

### Article 9-2 (Composition of Working Committee)

(1) In order to operate the Committee efficiently and handle matters delegated by the Committee, the Committee may establish a working committee.
(2) A working committee shall be comprised of not more than 15 members, including the chairperson and the vice chairperson.
(3) The Vice-Mayor II for Administrative Affairs shall be the chairperson, and the vice chairperson shall be elected by the Committee from among its members.
(4) Articles 9 and 11 through 18 shall apply mutatis mutandis to the composition of a working committee, duties of its chairperson, its meetings, cooperation with related departments, minutes of meetings, exclusion, evasion, and dismissal of its members, allowances for its members, detailed operating rules, and other relevant matters.
[This Article Newly Inserted by Ordinance No. 6192, Mar. 24, 2016]

### Article 10 (Term of Office)

(1) The term of office of the commissioned members shall be two years, and may be consecutively renewed only once: Provided, That any member commissioned to fill a vacancy shall serve for the remainder of his/her predecessor's term of office. <Amended by Ordinance No. 6082, Jan. 7, 2016>
(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 the affairs of the Committee.
(2) The Vice Chairperson shall assist the Chairperson, and act on behalf of the Chairperson if the Chairperson is unable to perform any of his/her duties due to unavoidable reasons.

### Article 12 (Meetings, etc.)

(1) Meetings of the Committee shall be classified into regular meetings and extraordinary meetings, and the former shall be held twice a year, while the latter shall be called in any of the following cases: <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 7423, Dec. 31, 2019>
1. Where the Mayor requests convocation of a meeting;
2. Where at least 1/3 of all incumbent members requests 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 related to an agenda item to attend a meeting to hear their opinions, or request the submission of relevant materials. <Amended by Ordinance No. 6082, Jan. 7, 2016>

### Article 14 (Minutes)

The secretary of the Committee shall prepare and keep minutes, and may make a stenographer take minutes. <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 6192, Mar. 24, 2016>

### Article 15 (Exclusion and Evasion of Members)

(1) If any member of the Committee has a direct interest in the matters subject to deliberation, he/she shall be excluded from the relevant deliberation.
(2) The Chairperson shall notify the members of the Committee of the matters related to the provisions of paragraph (1) before opening a Committee meeting, and if any request for evasion is received, he/she shall exclude the relevant member from the deliberation on the relevant agenda. <Amended by Ordinance No. 7423, Dec. 31, 2019>
[This Article Newly Inserted by Ordinance No. 6192, Mar. 24, 2016]
[Previous Article 15 moved to Article 17 <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 16 (Dismissal)

Where a member of the Committee falls under any of the following cases, the Chairperson may dismiss such member from his/her office: <Amended by Ordinance No. 7370, Sep. 26, 2019>
1. Where the member voluntarily wants to be dismissed;
2. Where the member becomes incapable of performing his/her duties due to prolonged mental or physical weakness;
3. Where the member is deemed unsuitable as a member due to his/her neglect of a duty, loss of dignity, or any other reason.
[This Article Newly Inserted by Ordinance No. 6192, Mar. 24, 2016]

### Article 17 (Allowances)

Allowances and travel expenses may be reimbursed, within budgetary limits, to members, relevant experts, etc. other than public officials, who attend a meeting of the Committee in accordance with the Seoul Metropolitan Government Ordinance on the Payment of Committee Allowances and Travel Expenses. <Amended by Ordinance No. 7370, Sep. 26, 2019>
[Moved from Article 15; previous Article 17 moved to Article 20 <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 18 (Operating Rules)

Except as otherwise prescribed by this Ordinance, matters necessary for the operation of the Committee shall be determined by the Chairperson after resolution by the Committee.
[This Article Newly Inserted by Ordinance No. 6192, Mar. 24, 2016]
[Previous Article 18 moved to Article 21 <by Ordinance No. 6192, Mar. 24, 2016>]

## CHAPTER IV HOUSING WELFARE CENTER

### Article 19 (Establishment of Housing Welfare Center)

CHAPTER IV HOUSING WELFARE CENTERThe Mayor may establish a Central Housing Welfare Center of the Seoul Metropolitan Government (hereinafter referred to as the "Central Center") and regional housing welfare centers (hereinafter referred to as "regional centers") for smooth and continuous promotion of the housing welfare projects pursuant to Article 22 of the Act. <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
[Moved from Article 16; previous Article 19 moved to Article 22 <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 20 (Functions of Housing Welfare Center)

(1) The Central Center shall perform the following functions:
1. Matters prescribed in Article 22 (1) of the Act and Article 14 (1) of the Decree;
2. Establishment and operation of a comprehensive housing welfare system for provision of information and counseling on housing welfare and for case management;
3. Finding blind spots in housing welfare and development of related policies;
4. Training and education of housing welfare experts;
5. Public relations on housing welfare and construction and operation of housing welfare networks;
6. Research and survey programs designed to improve housing welfare;
7. Support for projects and operation of regional welfare centers;
8. Other matters that the Mayor deems necessary for enhancing housing welfare.
(2) Regional centers shall perform the following functions:
1. Matters prescribed in Article 22 (1) of the Act and Article 14 (1) of the Decree;
2. Provision of information on housing welfare, and counseling and case management using a comprehensive housing welfare system;
3. Provision of services to eliminate blind spots in housing welfare;
4. Assistance with housing expenses for housing disadvantaged classes;
5. Education on housing welfare for housing disadvantaged classes, local residents, etc.;

6. Establishment and operation of regional housing welfare networks;
7. Support for remedies for violation of residents' rights relating to housing welfare projects;
8. Fact-finding surveys on regional housing disadvantaged classes;
9. Other matters that the Mayor deems necessary for enhancing housing welfare.
[This Article Wholly Amended by Ordinance No. 7370, Sep. 26, 2019]

### Article 21 (Management and Operation)

(1) Pursuant to Article 14 (3) of the Decree, the Mayor may entrust the establishment and operation of the Central Center or regional centers to the Seoul Housing and Communities Corporation or a corporations or organization related to housing welfare. <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 6303, Jul. 14, 2016; Ordinance No. 7370, Sep. 26, 2019>
(2) The period of entrustment under paragraph (1) shall be two years, and if deemed necessary by the Mayor, the support center may be re-entrusted, following deliberation by the Committee.
(3) The Central Center may operate or support regional centers. <Newly Inserted by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
(4) The criteria for a corporation or organization related to housing welfare among those prescribed in paragraph (1) shall satisfy the criteria referred to in Article 9 (2) of the Enforcement Decree of the Act on the Support for Housing Disadvantaged Persons including Persons with Disabilities and the Aged. <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
(5) Each entrusted institution (hereinafter referred to as "entrusted institution") shall formulate annual business plans, submit them for deliberation by the Committee, and obtain approval from the Mayor thereon. <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 6192, Mar. 24, 2016>
(6) The Mayor may subsidize expenses, operating expenses, etc. incurred in operating the Central Center and regional centers, and education costs, expenses, etc. for training human resources specialized in housing welfare, within budgetary limits. <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
(7) If deemed necessary to efficiently operate the Central Center and regional centers, the Mayor may dispatch public officials under his/her management thereto, pursuant to Article 30-4 of the Local Public Officials Act. <Amended by Ordinance No. 6082, Jan. 7, 2016; Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
(8) Where the Mayor entrusts or re-entrusts the affairs pursuant to paragraph (1) or (2), he/she shall publicly notify such fact in the official gazette or official report. <Newly Inserted by Ordinance No. 6192, Mar. 24, 2016>
[Moved from Article 18; previous Article 21 moved to Article 24 <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 22 (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 actions.
(3) Where any action is taken pursuant to paragraph (2), the Mayor shall notify such fact in writing to the entrusted institution, and give an opportunity for the institution to state its opinions. <Amended by Ordinance No. 6082, Jan. 7, 2016>
[Moved from Article 19; previous Article 22 deleted <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 23 (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 statute or municipal 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.
[Moved from Article 20 <by Ordinance No. 6192, Mar. 24, 2016>]

### Article 24 (Financial Resources)

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 Central Center and regional centers under this Ordinance. <Amended by Ordinance No. 6192, Mar. 24, 2016; Ordinance No. 7370, Sep. 26, 2019>
[Moved from Article 21 <by Ordinance No. 6192, Mar. 24, 2016>]