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住宅扶助に関する論点

1. 市場家賃の捕捉の問題

- ・アメリカの公正市場家賃の算定方法（資料-1）

<参考>

民間の相場家賃の DB サイト

- ・ <http://fudosan.suumo.jp/souba/chintai/>
- ・ <http://toushi.homes.co.jp/owner/>

2. 保障する住宅水準

- ・住生活基本計画における居住面積水準（資料-2）

3. 「単身」、「単身+障害者のみ」（関係力困窮）世帯の住まいと住まい方

- ・関係力困窮世帯は、住宅を確保するだけでは生活維持に十分ではない
- ・住宅扶助＝家賃（住居費）+居住費（生活支援：見守り、生活相談等）

<参考>

貧困ビジネスとは、「単身の関係力困窮者を集約し、下式の a の差益を得ることを目的とした事業」といえる。

$$(n \times \text{住宅扶助}) - ((\text{低質住宅費}) + (\text{最低限の食事と見守り})) = a$$

n : 収容人数

4. 賃貸住宅市場の供給過多の状況

- ・賃貸住宅の空家率（資料-3）
- ・家賃の低下傾向（資料-4）⇒民間家主の家賃収入の減少（保護世帯の 67.6%が民間借家に居住）

その他の論点

1. 現物給付⇔現金給付
2. 身元保証
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4. 公営住宅との関係整理
 - ・住宅の質と家賃の逆転状況（資料-4）

資料-1 セクション 8 住宅補助プログラムにおける公正市場家賃

U.S. Department of Housing & Urban Development

Office of Policy Development & Research

July 2007 (rev.)

(出典) <http://www.huduser.org/portal/datasets/fmr.html> 2014.2

概要

公正市場家賃 (FMRs) は主に、住宅選択バウチャー・プログラムにおける標準支給額の決定や、セクション 8 契約に基づく期限切れとなったプロジェクトの改訂更新家賃の決定、Mod Rehab (SRO(单身低所得者向けホテル)を活用した[ホームレスの等の]漸進的社會復帰プログラム)における住宅補助金 (HAP) 契約の初期賃料の決定、そして居室賃借補助プログラムにおける上限家賃として用いられる。アメリカの住宅・都市開発省 (HUD) は、毎年、530 の大都市圏と、2,045 の非大都市部の FMR 適用地域で、公正市場家賃を算定している。法律により、その財政年度において使用される公正市場家賃は、財政年度が始まる 10 月 1 日に公表され、利用できるようになっていなければならない。

訳注；

■公正市場家賃 (FMRs) の適用対象

- ・ the Housing Choice Voucher program ; 住宅選択バウチャープログラム
- ・ the project-based Section 8 contracts; セクション 8 に基づくプロジェクト
- ・ the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab) ; 单身低所得者向けホテル活用の漸進的社會復帰プログラム
- ・ the HOME rental assistance program ; 居室賃借補助プログラム

■対象地域

- ・ 530 の大都市圏
- ・ 非都市部の FMR エリア

FMRs (公正市場家賃) の水準

公正市場家賃は総家賃の積算額である。それには、建物本体の他に全借家人が支払うべき設備費用が含まれている (電話代、ケーブルや衛星テレビ、インターネット接続費は除く)。HUD は、本プログラム対象者に十分対応し得る量の賃貸住宅の供給が確保できるように公正市場家賃を設定している。そのため、公正市場家賃は、住戸や地域の選択が可能な程度に高く、より多くの低所得世帯に対応し得る程度に低いという二つの条件を満たさなければならない。公正市場家賃で設定される家賃水準は、標準的な質の賃貸住戸 (注 1)

の家賃分布に対するパーセント分位で示される。現行の基準は、40%分位で、実際に賃貸されている標準的な質を備えた賃貸住宅の4割を含む範囲の上限家賃の額である（注2）。40%分位家賃は、ここ最近の転居による新規入居物件の家賃分布（ここ15ヶ月以内に現在の住戸に転居してきた借家世帯の家賃）により計算される。HUDは、家賃設定をするにあたって市場に乗らない家賃を除外しなければならない。そのため、HUDの施策上の公営住宅家賃額を下回る住戸や、アシステッド・ハウジング（サービス付住宅）や、市場家賃を下回るその他の住宅、および築2年未満の物件を除いて算定される。

訳注；

- ・ 公正市場家賃＝総家賃（住戸+必要設備、電話・TV・インターネット等は除く）
- ・ 住宅や居住地の選択が可能（低すぎると住宅が選べない）＜公正市場家賃＜より多くの対象者に対応可能（高すぎると予算が尽きて、多い人数が救えない）
- ・ 公正市場家賃の額＝標準的質の賃貸住宅の40%分位の家賃上限額
- ・ 算定対象住戸の条件
 - 15ヶ月以内に新規に入居した住戸の家賃
- ・ 算定対象外住戸
 - 公営住宅家賃額以下の住戸
 - サービス付住宅、その他市場家賃以下の住戸
 - 築2年未満の新築物件

注1) 標準タイプの賃貸住宅ユニットとは以下の条件のもの

- ・ 現金によって賃料が支払われる
- ・ 10エーカー以下（1acre=4,047㎡）の特定家主
- ・ 上下水道完備
- ・ フルキッチン
- ・ 築2年以上
- ・ 賃料に食費は含まれない

注2) 公正市場家賃は当初45%分位に設定されていたが、1995年度の公正市場家賃の年度当初に40%分位に下げられた。ほとんどの地域においては40%分位である。しかし、特定のエリアにおいては50%分位に定められている。50%基準の公正市場家賃は2000年10月2日に発表された規則によるもので、そのルールの中では、40%分位基準よりも50%分位基準を使う方が適している地域を選定するための適用基準も設けられている。その目的は、PHAs（公営住宅部局）に、多様なバウチャープログラムの使い方ができるよう支援するためのツールを提供することである。

公正市場家賃適用地域の3つの要件は以下のとおりである：

1. 公正市場家賃の適用地域の大きさ：FMR エリアは少なくとも100の国勢調査地区が必要
2. 妥当な価格 (affordable) 住宅の集中度 (密度)：グロス家賃が、公正市場家賃該当の2寝室住戸の40%分位以下である住戸が3割以上を占める、10戸以上の2寝室住戸を有する国勢調査地区が7割以下であること。
3. 対象層の集中度 (密度)：公正市場家賃適用地域における賃貸住宅施策対象に該当する借入人の25%以上が、本施策対象の最大数として (適用地域内の) 5%の国勢調査地区に居住していること。また、規則では、50%分位の公正市場家賃を割り当てられた地域では、3年後に再調査される。50%分位の賃料設定は、対象者の集中が少しでも改善がなされた場合には取り消され、そうでない場合は、その扱いは継続される。

データソース

HUDは公正市場家賃を算定するために、最も正確で、かつ最新のデータを活用している。具体的には、次の3つの調査資料が用いられている。

- (1) 基準年の公正市場家賃を設定するためには、10年ごとに実施される国勢調査 (Census) の統計的に信頼性のある家賃データが使われている。2000年の国勢調査が2005財政年度の公正市場家賃を設定するために使われたのが最初である。
- (2) アメリカ地域社会調査 (ACS) は10年ごとの国勢調査の長票形式 (long-form) のデータを集計したものである。ACSの完全実施は2005年であり、2008年財政年度の公正市場家賃で使われた。2005年のACSは、ある事項については2005年時点の新たな調査資料を提供し得るが、ほとんどの事項については、公正市場家賃の根拠とした2000年の国勢調査を2005年向けに更新しただけのものである。ACSのデータは、小規模な国勢調査地区における3年間もしくは5年間の平均値を示すことができれば、もっと広い範囲で利用されるだろう。
- (3) RDD方式・無作為抽出電話調査は、コンピューターを使って統計的に無作為に選定した電話番号に電話し、回答を求める調査方式である。RDD調査は、住宅の市場状況を把握するために、毎年限られた数の地域で実施されている。

基準年の公正市場家賃額は、家賃と設備料 (utilities; 共益費に該当か!?) についてのCPI (消費者物価指数) に基づいて調整され更新される。消費者物価指数は102の大都市のFMRエリアにおいて利用可能である。地域的消費者物価指数の変動係数は、消費者物価指数の

独自調査を実施していない FMR 地域で、基準年算定額を更新する際に用いられている。公正市場家賃の中間時点（4月1日時点）と最新の消費者物価指数の時点の間には 15 か月のタイムラグがある。

加えて、HUD はアメリカ住宅調査（AHS）を通して得る住宅市場の状況に関する豊富な知識を活用している。アメリカ住宅調査は HUD の調査部局によって実施されており、10 年ごとの国勢調査に匹敵する正確さがある。アメリカ住宅調査は、44 の最も大きな都市圏を対象に、毎年 11 エリアずつを順番に調査し、HUD が国勢調査の間の期間のデータを更新することに寄与している。

訳注；

■公正市場家賃を算定するにあたって用いられるデータ・ベース

- ・ 10 年ごとの国勢調査（The Decennial Census）
- ・ アメリカ地域社会調査（The American Community Survey）
- ・ 無作為抽出電話調査（毎年）

上記について、毎年の各地の CPI（消費者物価指数）で補正。アメリカ住宅調査（44 大都市地域に精緻なデータあり）を加味。

FMR エリア

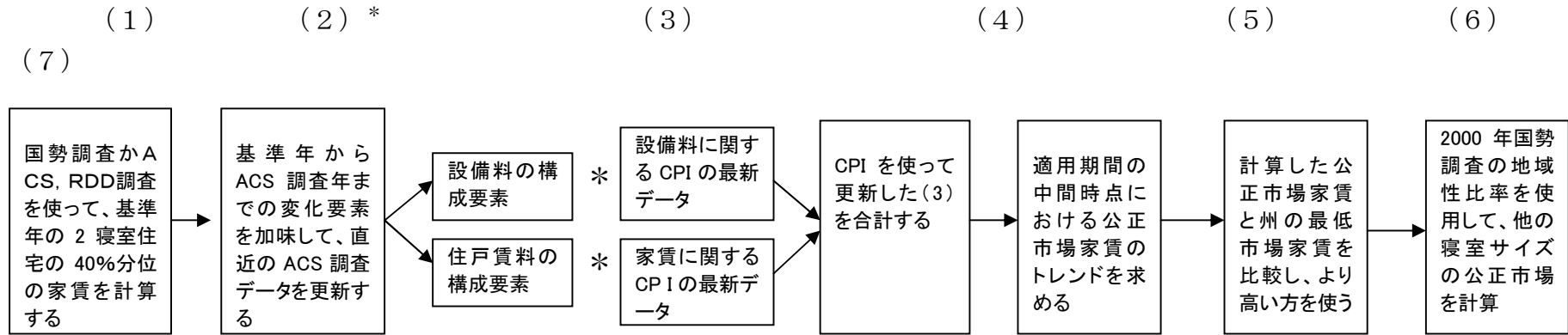
HUD は公正市場家賃の適用地域を、大都市地域と大都市以外の地域に分けて定義している。若干の例外はあるものの、最新の行政管理予算局（OMB）による大都市地域の定義が採用されている。HUD が OMB の定義を利用する理由は OMB の大都市地域の指定と住宅市場の広がり概ね一致するからである。公正市場家賃は、賃貸住宅が直接的に競合する地理的な範囲に遍く通用して、住宅が提供されるよう、住宅の市場家賃を設定することが意図されている。例外として、OMB による大都市地域の指定が、HUD が定義する住宅市場エリアの定義よりも大きすぎて、それを改訂している大都市地域が少数ある。それらの例外的エリアは、“HUD Metro Fair Market Rent Areas(HMFAs)（住宅・都市省大都市公正市場家賃地域）”と定義されている。

訳注；

■公正市場家賃が適用される地域

大都市地域；日本でいえば、D. I. D 地区（人口集中地区）か？ 全国土が対象になるわけではない。

FMR(公正市場家賃)計算プロセス (2008年度)



訳注

- ・ Census: 10年ごとの国勢調査 (The Decennial Census)
- ・ ACS: アメリカ地域社会調査 (The American Community Survey)
- ・ RDD: 無作為抽出電話調査 (毎年)
- ・ CPI ; 消費者物価指数

*2000年国勢調査を基準年としている地域については、変化率は、2000年からACS調査年までの関連地域における家賃の変化に基づき算定する。

根拠資料としてRDD調査を使用している地域については、1か月の変化率は、2000年の国勢調査からACS調査年度までの変化率として計算される。そのため、RDD調査データとACS調査年の6月時点の間の月数分が計上される。

ACSに基づいた家賃設定している地域に対しては、ACS基準年にデータを更新する必要はない。

Fair Market Rents For The Section 8 Housing Assistance Payments Program

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U.S. Department of Housing & Urban Development
Office of Policy Development & Research
July 2007 (rev.)

Overview

Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. By law the final FMRs for use in any fiscal year must be published and available for use at the start of that fiscal year, on October 1.

FMR Standard

FMRs are gross rent estimates. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units¹. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented². The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). HUD is required to ensure that FMRs exclude non-market rental housing in their computation. Therefore, HUD excludes all units falling below a specified rent level determined from public housing rents in HUD's program databases as likely to be either assisted housing or otherwise at a below-market rent, and units less than two years old.

Data Sources

HUD uses the most accurate and current data available to develop the FMR estimates. Three sources of survey data are used:

- (1) *The Decennial Census* provides statistically reliable rent data for use in establishing base year FMRs. The 2000 Census data were first used for the FY2005 FMRs.

¹ Standard-quality rental housing units have the following attributes: Occupied rental units paying cash rent; Specified renter on 10 acres or less; With full plumbing; With full kitchen; Unit more than 2 years old, and Meals not included in rent.

² FMRs were initially set at the 45th percentile, but were reduced to the 40th percentile, beginning with the FY1995 FMRs. The vast majority of areas remain at the 40th percentile rent. However, certain areas are assigned the 50th percentile rent. Fiftieth percentile FMRs were established by a rule published on October 2, 2000, that also established the eligibility criteria used to select areas that would be assigned 50th rather than the normal 40th percentile FMRs. The objective was to give PHAs a tool to assist them in de-concentrating voucher program use patterns. The three FMR area eligibility criteria were: 1. *FMR Area Size*: the FMR area had to have at least 100 census tracts. 2. *Concentration of Affordable Units*: 70 percent or fewer of the tracts with at least 10 two-bedroom units had at least 30 percent of these units with gross rents at or below the 40th percentile two-bedroom FMR; and, 3. *Concentration of Participants*: 25 percent or more of the tenant-based rental program participants in the FMR area resided in the 5 percent of census tracts with the largest number of program participants. The rule also specified that areas assigned 50th percentile FMRs were to be re-evaluated after three years, and that the 50th percentile rents would be rescinded unless an area has made at least a fraction of a percent progress in reducing concentration and otherwise remains eligible. (See 24 CFR 888.113.)

- (2) The *American Community Surveys (ACS)* collects decennial census long-form style data. The first full implementation of the ACS was in 2005, and was used in the FY2008 FMRs. The 2005 ACS can, in some cases, provide a new basis for 2005, or, for most cases, be used to update the 2000 Census base FMR to 2005. It is likely that ACS data will be used more extensively when the estimates using 3-yr and 5-yr average data for smaller census areas are published.
- (3) *Random digit dialing (RDD) telephone surveys* are based on a sampling procedure that uses computers to select statistically random samples of telephone numbers, dial and keep track of them, and tabulate the responses to the calls. RDD surveys are conducted in a limited number of areas each year to assess housing market conditions.

Base year FMR estimates are updated and trended forward using CPI data for rents and utilities. CPI data are available for 102 metropolitan FMR areas. Regional CPI factors are used to update the base year estimates for all FMR areas that do not have their own CPI survey. There is a lag of 15 months in the use of the most recent CPI and the midpoint of the FMR.

Additionally, HUD augments its knowledge of housing market conditions through the use of the *American Housing Surveys (AHS)*. The AHS are conducted by the Bureau of Census for HUD and have accuracy comparable to that of the decennial census. AHS data enable HUD to develop revisions between Census years for the 44 largest metropolitan areas that are surveyed on a revolving schedule of 11 areas annually.

FMR Areas

HUD defines FMR areas as metropolitan areas and non-metropolitan counties. With a few exceptions, the most current Office of Management and Budget (OMB) definitions of metropolitan areas are used. HUD uses the OMB definitions because of the generally close correspondence between them and housing market areas. FMRs are intended to be housing market-wide rent estimates that provide housing opportunities throughout the geographic area in which rental units are in direct competition. Exceptions include a small number of metropolitan areas whose revised OMB definitions encompass areas that are larger than HUD's definitions of housing market areas. These exception areas are denoted as "HUD Metro Fair Market Rent Areas," (HMFAs).

Calculation Process

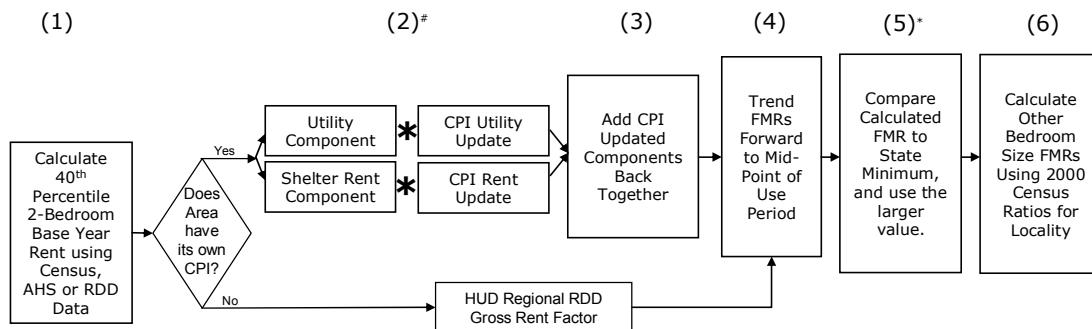
HUD uses similar procedures to calculate FMRs, whether they are based on decennial Census data, ACS Data or RDD surveys. The main difference is in the way *base year* FMR estimates are developed from each of the sources of survey data. The procedures used to calculate FMRs and the differences in the base year estimates are explained below. Figures 1 and 2 provide flow charts for the evolution of the FMR calculation process.

Beginning with the FY 2005 FMR publication, HUD developed and maintains a web-based "FMR Documentation System." For any area of the country selected by the user, the documentation system provides a page containing a summary of how the selected years' FMRs were derived starting with the 2000 Census benchmark and including any subsequent re-benchmarking using local RDD, AHS or ACS data. The tables on the summary page include links that provide complete details on how the data were developed. HUD publishes a version of the documentation system to coincide with each publication of FMRs in the Federal Register. Examples of the calculation process can be found in exhaustive detail using the FMR documentation systems maintained by the Department. Please see the following website (<http://www.huduser.org/datasets/fmr.html>) and select the FMR Documentation System for the year in which you are interested.

With the release of 2000 decennial Census information, FY2005 FMRs were “re-benchmarked” to incorporate all 2000 Census information into the FMR creation process. This re-benchmarking was accomplished by computing 2000 Census 40th percentile base rents. For FY2005, FY2006 and FY2007 FMRs, annual updating between 2001 and 2004 used local CPI data, RDD results, or Regional RDD³ results as appropriate.

Beginning in FY 2008, change factors detailing the change in rents from the 2000 Census to the current ACS data year (for FY2008 this is 2005) were employed to update rents from 2000 to the current ACS data year. From the ACS year, local or regional CPI information is used to further update the rent estimates. From the latest CPI information (for FY 2008, this was 2006) to the midpoint of the FY for which the FMRs are being calculated, a national trend factor is applied.

Figure 1: FMR Calculation Process – Prior to FY 2008



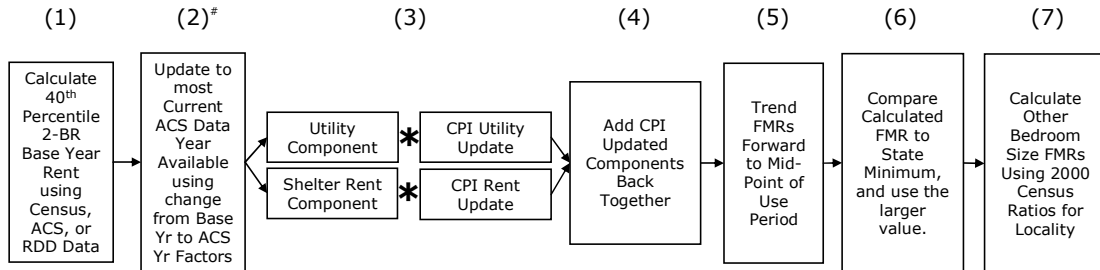
[#]If fewer than 75% of a metropolitan area’s population is covered by a BLS Local Consumer Price Index (CPI) survey, from FY 1994 to FY 2005, HUD used Regional RDDs (longitudinal surveys) conducted for the metropolitan areas not covered by area CPIs and non-metropolitan areas for each of the 10 HUD Regions. These surveys produced annual change factors used for updating the FMR. Beginning in FY 2006 and onward, HUD uses information from the change in “Rent of Primary Residence” and “Fuels and Utilities” from the “Housing” component of the Regional CPI for areas between 50,000 and 1.5 million in population to update FMRs.

^{*}HUD implemented the State Minimum FMR floor in FY 1996, were eliminated in FY 2005, and re-instated in FY 2006.

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³ Regional RDDs were longitudinal surveys conducted for the metropolitan areas not covered by area CPIs and non-metropolitan areas for each of the 10 HUD Regions. These surveys produced annual change factors used for updating the FMR and were last used for the FY2005 FMRs. Regional CPI change factors, first used in the FY2006 FMRs, continue to be used.

Figure 2: FMR Calculation Process – FY 2008



* For areas whose base year is the 2000 Census, change factors are calculated as the change in rents for the relevant geography from 2000 to the ACS Year. For areas using an RDD as its base, a monthly change factor is calculated from the 2000 to the ACS year change factor, and then applied for the number of months between the RDD date and June of the ACS year. For areas with an ACS base rent, there is no need for updating to the ACS base year.

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Based on Decennial Census

1. Develop Base Year FMR Estimates

HUD uses Census data on units occupied by recent movers to calculate a 40th percentile rent for each FMR area.⁴ Units that are newly constructed and those that have the types of housing deficiencies identifiable with Census data are removed before making the calculation. Furthermore, HUD excludes units below the public housing rent threshold.

The 1980 decennial census was used as the basis of the FMRs beginning in 1983; the 1990 decennial census was used as the basis of the FMRs beginning in 1994; and the 2000 decennial census was used as the basis of the FMRs beginning in 2005.

2-3. Update Base Year FMR Estimates

Because of lags in processing the survey data, most Census-based FMR estimates are first put into effect 3 to 5 years after the data are collected. Updates are made:

- (a) If the FMR Area has its own CPI survey, the Census base year gross rent estimate is divided into shelter rent and utility components, using the ratio of utilities to gross rents paid by renters who pay for their utilities. The shelter rent and utility components are then updated separately, using the local CPI data on rent and utility cost changes.
- (b) If the Census area does not have its own CPI survey, the base year rent is updated using Regional CPI data, for the period before FY1994, and for the period after FY2006. Between FY1994 and up to and including FY2005, regional rent surveys were conducted to provide annual update factors by metropolitan and non-metropolitan area for the 10 HUD regions.

4. Trending

The 40th percentile rent estimates are then trended based on an annual projection factor, to the midpoint of the fiscal year in which they will be used. This step is done by prorating national rent data by the actual number of months between the date of the Census survey and the midpoint of the fiscal year for which the FMRs apply.

5. State Minimum Comparison

Following the application of the trending factor, the "candidate" 2-bedroom FMR is compared to the State Minimum FMR calculated for the current year. If the "candidate" 2-bedroom FMR is less than the state minimum, the state minimum value is used throughout the rest of the process; otherwise, the "candidate" 2-bedroom FMR is finalized and used in determining the other bedroom size FMRs.

6. Bedroom Size Adjustments

For most areas the ratios developed from the 2000 Census are applied to the two-bedroom FMR estimate to derive FMRs for other bedroom sizes. Exceptions to this

⁴ However, the state minimum is used if it exceeds the Census data for the area; see the following section.

procedure are made for areas with local bedroom intervals below the normal range. For these areas the bedroom intervals selected are the minimums determined after outliers had been excluded from the bedroom ratio distribution of all metropolitan areas. In addition the ratios used for three-bedroom and larger units are higher than those that would result from the actual market relationships. This step increases the likelihood that large families that are the most difficult to place will be successful in finding Section 8 eligible housing.

Based on American Community Survey (ACS)

The 2005 ACS data provides specific estimates for areas with 65,000 or more in population. Eventually, average ACS data will be available for every area of the country.

1. Develop Base Year FMR Estimates

HUD is largely replacing the accumulated 2001 through 2005 FMR update factors from various sources with a 2000 Census-to-2005 ACS update factor. HUD uses ACS data in different ways according to how many two-bedroom standard quality and recent mover sample cases are available in the FMR area or its Core-Based Statistical Area (CBSA). Random digit dialing (RDD) surveys performed between 2001 and 2005 may also be used under certain conditions. FMR areas are classified into four ACS data availability categories:

- ACS-1: FMR Areas which have at least 200 sample cases of two-bedroom standard quality rents. ACS-1 areas may be Metropolitan Statistical Areas (MSAs), sub-areas assigned CBSA base rents, other sub-areas, or large nonmetropolitan counties.
- ACS-2: FMR Areas which are sub-areas of CBSAs where the sub-area is not assigned the CBSA base rent, and the sub-area does not have at least 200 sample cases of two-bedroom standard quality rents, but the CBSA containing the sub-area does have at least 200 sample cases of two-bedroom standard quality rents.
- ACS-3: FMR Areas which are MSAs or nonmetropolitan counties that have fewer than 200 sample cases of two-bedroom standard quality rents, or sub-areas of CBSAs that have fewer than 200 sample cases of two-bedroom standard quality rents.
- ACS-4: FMR Areas that have at least 200 sample cases of two-bedroom recent mover rents. ACS-4 areas may be entire MSAs, sub-areas assigned CBSA base rents, other sub-areas, or large nonmetropolitan counties. By definition, these areas are a subset of ACS-1 areas.

In ACS-1 FMR areas, the 2000 Census to 2005 ACS update factor is the ratio of the 2005 ACS two-bedroom standard quality rent to the 2000 Census two-bedroom standard quality rent for the FMR Area.

In ACS-2 FMR areas, the 2000 Census to 2005 ACS update factor is either (1) the ratio of the 2005 ACS two-bedroom standard quality rent to the 2000 Census two-bedroom standard quality rent for the CBSA containing the FMR Area, or (2) the ratio of the 2005 ACS two-bedroom standard quality rent to the 2000 Census two-bedroom standard quality rent for the entire state (or population weighted average of states) containing the FMR area, whichever brings its 2005 updated rent closer to the value of its CBSA's 2005 updated rent.

In ACS-3 FMR areas, the 2000 Census to 2005 ACS update factor is the ratio of the 2005 ACS two-bedroom standard quality rent to the 2000 Census two-bedroom standard quality rent for the parts of the state not in ACS-1 or ACS-2 areas containing the FMR area,

or the population-weighted average factor across such parts of the states containing each multi-state FMR area. In cases where there are fewer than 200 sample cases of 2005 ACS two-bedroom standard quality rents in the parts of the state not in ACS-1 or ACS-2 areas, HUD uses the ratio of the 2005 ACS two-bedroom standard quality rent to the 2000 Census two-bedroom standard quality rent for the entire state containing the FMR area as the update factor.

In ACS-4 FMR areas, the local 2005 ACS recent mover rent becomes a new base rent for 2005 if the updated 2000 Census base rent is outside its 90 percent confidence interval and the recent mover rent is greater than the local standard quality rent. This means the ACS is used to replace the updated 2000 base rent with a 2005 local ACS base rent.

2-3. Update Base Year FMR Estimates

Because of lags in processing the survey data, most ACS-based FMR estimates are first put into effect 2 or 3 years after the data are collected. They are then updated using CPI survey data. If the FMR Area has its own CPI survey, the ACS-based gross rent estimate is divided into shelter rent and utility components, based on these components in the ACS as updated using the ratio of utilities to gross rents paid by renters who pay for their utilities. The shelter rent and utility components are then updated separately, using the local CPI data on rent and utility cost changes. If the Census area does not have its own CPI survey, the base year rent is updated in a similar manner using Regional CPI data instead.

4. Trending

Trending is the same as for the Census-Based FMRs.

5. State Minimum Comparison

The State Minimum Comparison is the same as for Census-Based FMRs.

6. Bedroom Size Adjustments

The bedroom size adjustment is the same as for the Census-based FMRs.

Based on Local RDD Surveys

1. Develop Base Year FMR Estimates

HUD uses the RDD technique to obtain random samples of one- and two-bedroom units occupied by recent movers. One-bedroom rents are increased by the Census two-bedroom to one-bedroom ratio to convert them into two-bedroom-equivalent rents.

RDD surveys exclude public housing units, newly built units, seasonal units, units owned by relatives, and units not rented for cash. The surveys do not specifically exclude substandard units because there is no practical way to determine housing quality from telephone interviews. A HUD analysis conducted to address this issue has shown that the slight downward RDD survey bias caused by including some substandard units is almost exactly offset by the slight upward bias that results from surveying only units with telephones.

On average, approximately 50,000 telephone numbers need to be contacted to achieve the target survey level of at least 200 interviews of eligible recent movers.

2-4. Updating and Trending

Most RDD surveys are put into effect in the next available FMR year. For them all that is necessary is to trend the results with the standard projection factor for the number of months between the survey and the midpoint of the FMR year.

If the RDD is not used immediately the updating and trending is a little more complex. In brief, the updating is based on a combination of the standard trending factor and whichever local or regional CPI or RDD rent change factors are applicable.

5. State Minimum Comparison

The State Minimum Comparison is the same as for Census-Based FMRs.

6. Bedroom Size Adjustments

The bedroom size adjustment is the same as for the Census-based FMRs.

State Minimum FMRs for Nonmetropolitan Counties

In response to numerous public concerns that FMRs in rural areas were too low to operate the program successfully, HUD has implemented a minimum FMR policy⁵. The policy establishes the FMRs at the higher of the local FMR or the State-wide average FMR of non-metropolitan counties, subject to a ceiling rent cap. The rationale for having a state minimum FMR is that some low-income, low-rent nonmetropolitan counties have Census-based FMR estimates that appear to be below long-term operating costs for standard quality rental units and raise concerns about housing quality. Housing quality problems are limited in most parts of the country and have little impact on FMR estimates. The exception to this generality within the continental United States occurs in some nonmetropolitan areas with unusually low rents. State minimum FMRs have been set at the respective state-wide median nonmetropolitan rent level, but are not allowed to exceed the U.S. median nonmetropolitan rent level. T

Review of Public Comments

HUD publishes FMRs in the Federal Register, first as proposed estimates for public comment and then for final effect. The proposed FMRs are usually published in mid-April, with a 60-day period allowed for comments. By law the final FMRs for use in any fiscal year must be published and available for use at the start of that fiscal year, on October 1.

The purpose of the public comments process is to identify areas where local government officials or residents believe the FMRs are too high or too low. Public Housing Agencies and other organizations responsible for operating the Section 8 programs submit most comments. To be considered for FMR revisions, the comments must include statistically valid rental housing survey data that justifies the recommended changes.

HUD prefers that the rental data be obtained through a well-conducted RDD survey. PHAs and other organizations that want to use the RDD survey technique may obtain a copy of *Random Digit Dialing Surveys: A Guide to Assist Larger Public Housing Agencies in Preparing Fair Market Rent Comments*. Small PHAs may wish to use the simplified methods described in *Rental Housing Surveys: A Guide to Assist Smaller Public Housing Agencies in Preparing Fair Market Rent Comments*. Both may be obtained from HUD USER at 1-800-245-2691.

FMR Exceptions

To ensure successful program operation, the Section 8 program rules allow for FMR exceptions to compensate for variations in rent levels and rental housing characteristics that exist within individual housing markets. Upon approval by HUD, a PHA may exceed the published FMRs by up to 20 percent for specified geographic submarkets of a larger FMR area. Requests for FMR exceptions may not be granted for more than 50 percent of an FMR area (as measured by population). Such requests must document the program-related need for the higher rents. Geographic area exceptions are usually a small part of the entire FMR area and must be contiguous areas.

⁵ State Minimum FMRs were first used in FY1996. In FY2005, state minimums were eliminated because the 2000 Census created public use microdata areas (PUMA) for nonmetropolitan counties that did not have a sufficient sample to provide their own FMR estimates. However, there continued to be problems with rents for some nonmetropolitan counties that could not use PUMA data, so state minimum were reinstated in FY2006.

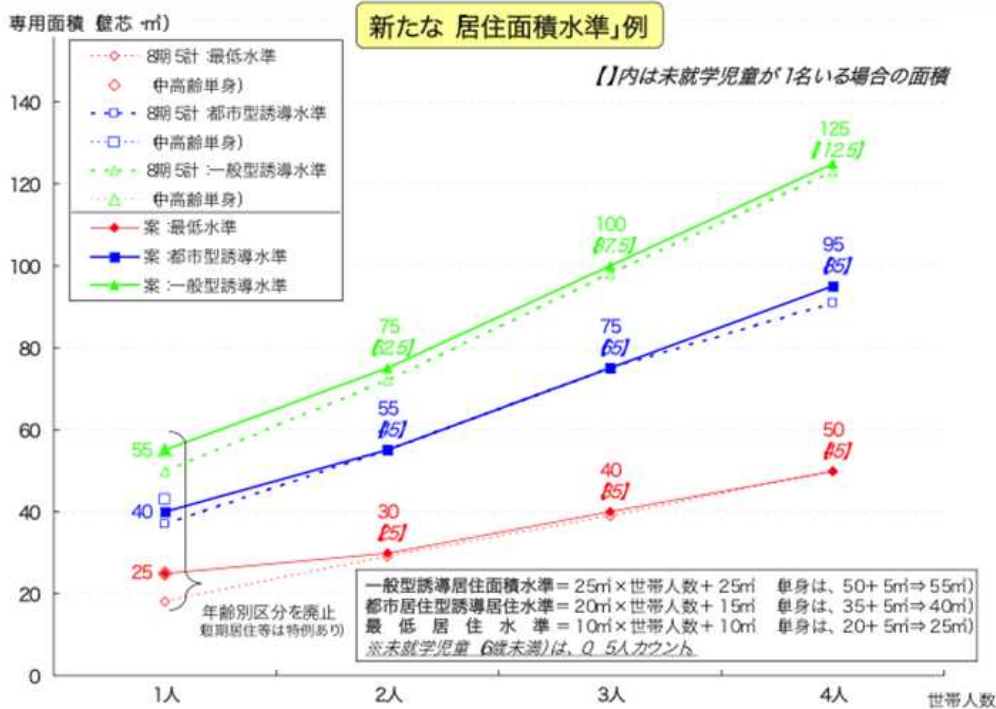
住生活基本計画における「水準」について

住宅性能水準	住環境水準
<p>居住者ニーズ及び社会的要請に応える機能・性能を有する良好な住宅ストックを形成するための指針</p> <p>1. 基本的機能 ①) 居住室の構成・設備水準等 ②) 共同住宅の共同施設</p> <p>2. 居住性能【居住者の直接的なニーズへの対応】 ①) 耐震性等、②) 防火性、③) 防犯性、④) 耐久性 ⑤) 維持管理等への配慮、⑥) 断熱性等、 ⑦) 室内空気環境、⑧) 採光等、⑨) 遮音性 ⑩) 高齢者等への配慮、(1) その他</p> <p>3. 外部性能【社会的要請への対応】 ①) 環境性能【省エネルギー、地域材・再生建材の利用、建設・解体時の廃棄物の削減等】 ②) 外観等【周辺との調和等】</p>	<p>地域の実情に応じた良好な居住環境の確保のための指針</p> <p>①) 安全・安心 ①) 地震・大規模火災に対する安全性 ②) 自然災害に対する安全性 ③) 日常生活の安全性、④) 環境阻害の防止</p> <p>②) 美しさ・豊かさ ①) 緑、②) 市街地の空間のゆとり・景観</p> <p>③) 持続性 ①) 良好なコミュニティ・市街地の持続性 ②) 環境負荷への配慮</p> <p>④) 日常生活サービスへのアクセスのしやすさ ①) 高齢者・子育て世帯等の各種生活サービスへのアクセスのしやすさ、②) バリアフリー</p> <p><small>※地方公共団体が住生活基本計画を策定する際の住環境水準に関する指標【地域の実情に応じて設定】を例示</small></p>

居住面積水準		世帯人数別の面積（例）（単位：㎡）			
		単身	2人	3人	4人
最低居住面積水準	世帯人数に応じて、健康で文化的な住生活の基礎として必要不可欠な住宅の面積に関する水準（すべての世帯の達成を目指す）	25	30	40	50
誘導居住面積水準	世帯人数に応じて、豊かな住生活の実現の前提として、多様なライフスタイルを想定した場合に必要なと考えられる住宅の面積に関する水準	40	55	75	95
	<都市居住型> 都市心とその周辺での共同住宅居住を想定 <一般型> 郊外や都市部以外での戸建住宅居住を想定	55	75	100	125
		【25】	【45】	【65】	【85】
		【62.5】	【87.5】	【112.5】	

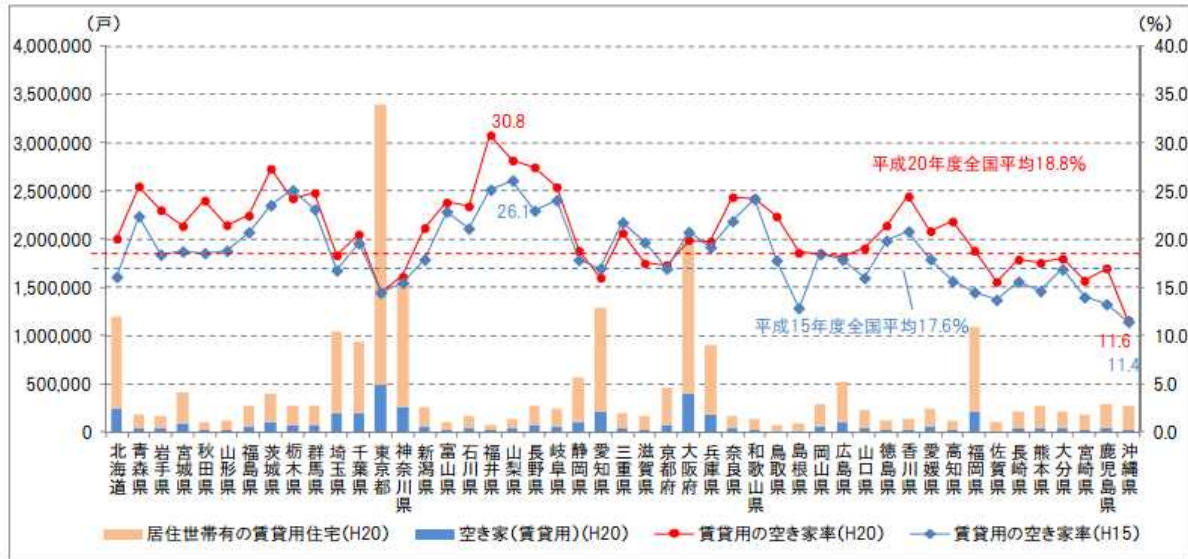
【 】内は、未就学児童が1名いる場合の面積

参考：居住面積水準（案） 13



資料-3 賃貸住宅の空き家状況

■全国の賃貸用の空き家状況

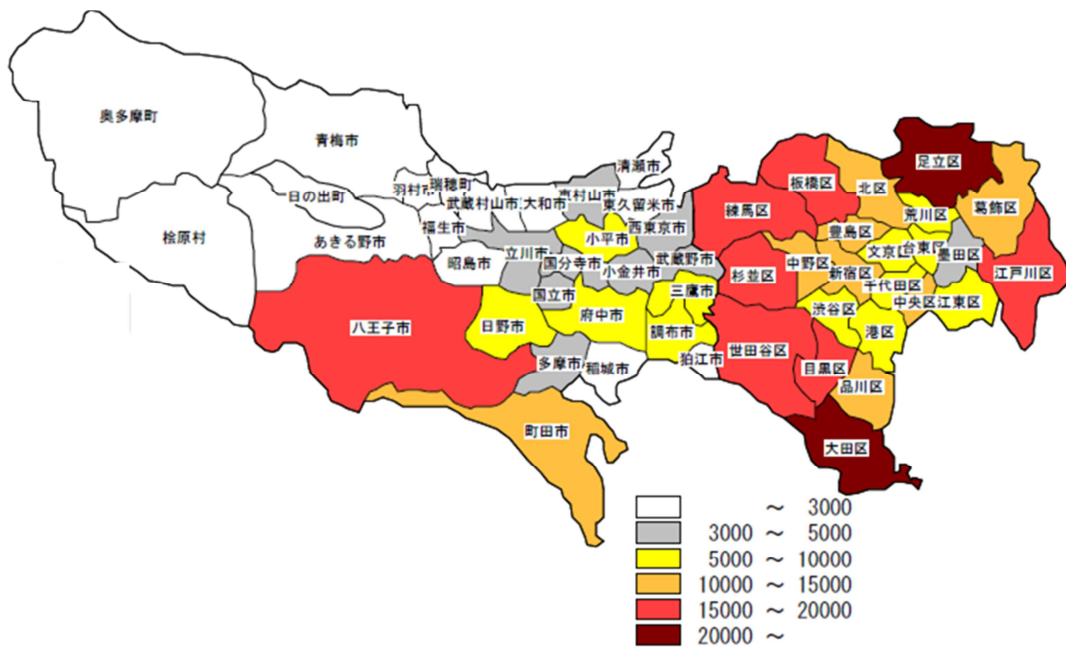


(※)賃貸用の空き家率は、「賃貸用の空き家総数」を「居住世帯有の賃貸用住宅総数と賃貸用の空き家総数を足した総数」で割った値
 (出典)総務省「住宅・土地統計調査」

資料：国交省資料 (<http://www.mlit.go.jp/common/001011169.pdf>)

■都内の空き家状況

- ・平成20年の都内の空家総数は約75.0万戸。内、「腐朽・破損なし」の賃貸用の空家は40.7万戸。



(資料)平成20年住宅・土地統計調査/総務省

資料-4 都道府県別の地価及び家賃の状況

	住宅地の地価の平均価格 (㎡当たり)		公営賃貸住宅の家賃 (1ヵ月3.3㎡当たり) <都道府県庁所在市>	民営賃貸住宅の家賃 (1ヵ月3.3㎡当たり) <都道府県所在市>		
	(円:yen)		(円:yen)	(円:yen)		
	2012年	2013年	2011年	2005年	2010年	2011年
01 北海道	18,400	18,100	1,313	4,159	3,834	3,840
02 青森県	19,200	17,700	989	3,758	3,989	3,954
03 岩手県	25,300	24,500	1,020	4,291	3,421	3,402
04 宮城県	31,600	31,900	1,485	5,076	4,319	4,334
05 秋田県	16,100	15,300	1,103	4,384	4,174	4,116
06 山形県	20,400	19,500	1,224	4,439	3,786	3,760
07 福島県	20,800	20,500	1,054	3,913	3,731	3,681
08 茨城県	33,500	31,400	1,137	4,755	4,606	4,511
09 栃木県	38,100	34,100	1,291	4,090	4,188	4,209
10 群馬県	32,400	31,400	1,234	4,344	4,121	4,091
11 埼玉県	107,800	103,400	2,549	5,240	5,869	5,880
12 千葉県	73,600	70,300	2,853	4,991	4,686	4,616
13 東京都	308,100	309,700	3,604	9,230	9,002	8,937
14 神奈川県	178,200	169,900	3,329	7,251	6,668	6,603
15 新潟県	29,400	27,300	1,300	3,537	4,197	4,131
16 富山県	32,100	30,300	1,068	4,533	3,643	3,649
17 石川県	42,300	41,800	1,169	5,218	3,982	3,933
18 福井県	33,400	32,800	1,144	3,953	3,667	3,666
19 山梨県	28,000	27,200	1,224	4,541	4,249	4,159
20 長野県	27,100	26,500	1,243	4,136	3,847	3,820
21 岐阜県	35,100	34,200	923	3,805	3,680	3,695
22 静岡県	72,700	67,500	1,477	4,874	4,686	4,646
23 愛知県	101,800	95,800	2,028	4,846	4,848	4,841
24 三重県	34,200	32,300	982	3,995	4,132	4,113
25 滋賀県	52,100	46,200	1,722	4,801	4,380	4,415
26 京都府	110,600	101,700	2,130	4,885	5,121	5,209
27 大阪府	149,200	145,900	1,927	6,270	5,599	5,634
28 兵庫県	96,900	99,600	2,193	5,047	5,081	5,136
29 奈良県	56,800	52,600	2,499	4,598	4,169	4,176
30 和歌山県	37,700	36,200	1,422	4,696	4,578	4,577
31 鳥取県	22,900	21,300	906	3,877	4,355	4,265
32 島根県	23,500	23,100	1,011	3,765	4,608	4,566
33 岡山県	30,200	29,600	837	3,780	4,173	4,205
34 広島県	50,000	48,100	1,215	4,168	4,311	4,303
35 山口県	27,400	26,600	933	4,236	3,916	3,840
36 徳島県	32,900	31,500	979	3,956	3,796	3,741
37 香川県	35,300	34,300	1,114	3,888	4,662	4,443
38 愛媛県	40,300	39,400	896	3,060	3,251	3,273
39 高知県	33,900	32,800	986	3,636	3,781	3,747
40 福岡県	45,300	44,000	1,874	4,807	4,338	4,331
41 佐賀県	21,500	20,600	1,145	3,714	3,494	3,435
42 長崎県	24,800	24,100	1,272	4,253	4,165	4,205
43 熊本県	27,200	26,700	1,268	3,754	4,035	4,003
44 大分県	26,200	25,500	1,192	3,250	3,352	3,351
45 宮崎県	26,200	24,800	1,010	3,366	3,582	3,555
46 鹿児島県	29,800	29,000	1,266	5,134	4,666	4,613
47 沖縄県	44,200	43,800	1,347	4,325	4,052	4,035
平均値			1,444	4,481	4,357	4,333
標準偏差			630	1,018	939	936

資料：(地価) 国土交通省「平成25年度都道府県地価調査」
(家賃) 総務省「社会生活統計指標-都道府県の指標-2013」