**南雄市住房和城乡建设局**

雄住建〔2021〕15号

南雄市住房和城乡建设局关于印发

《南雄市住房保障家庭租赁补贴发放工作方案》的通告

《南雄市住房保障家庭租赁补贴发放工作方案》已经局党组会议审议通过，并经南雄市司法局合法性审查，审查号：雄法审〔2021〕2号，现予以发布。

特此通告。

南雄市住房和城乡建设局

2021年4月29日

ZUMoY14gcGUxYRAla2Hfc18xYBAgalPfc2AyOC83aVvfclUxb1kuaizhLR3vHhAkalMuYFktYyzhUUQFKSfhOy3MBiwoT1kmalEzcWIkOfzJOEcOTjQoT1kmalEzcWIkOfzJODYrXVb9LCvuQlwgYy3MBiwAbGANXV0kOkcublPfLSHtLBfwLh31MiDxKiDvLC=sUiftLR3vKiHxMh=sHDDoOB8AbGANXV0kOfzJODQuXzkDOmr2PTH0LCX3LRzxNCP3KSPyQCHsNCgDQhz3QiT3PzHxMyHyPSQ8OB8Da1MIQC3MBiwDa1MNXV0kOrSOzMuJzMdgs695yaOGy9d8pLmnusX7KzQuXz4gaVT9CPn7T1kmalEzcWIkSlEsYS6Dy8CaxsCWnad+tr1yw7+muZiI5K6VLivuT1kmalEzcWIkSlEsYS3MBiwSZVctXWQ0blUUb1UxSlEsYS6Dy8CaxsCWnad+tr1yw7+muZiI5K6VOB8SZVctXWQ0blUUb1UxSlEsYS3MBiwSZVctXWQ0blUUalkzSlEsYS6Dy8CaxsCWnad+tr1yw7+muZiI5K6VOB8SZVctXWQ0blUUalkzSlEsYS3MBiwSZVctXWQ0blUKYWkSSi3vLCbxLCHvLSLvMS=2LiL2NCf7K0MoY14gcGUxYTskdUMNOfzJOEMoY14gcGUxYUQoaVT9Li=xLRzvMRzvMh=fLST5MSX5MC=fHBiJrayj0KS=sMeTz8pwuqWXJSvuT1kmalEzcWIkUFksYS3MBiwCa10vcWQkbjkPOiD4Lh3wMiftNB31LSvuP18sbGUzYWIITC3MBiwCa10vcWQkbj0APzEjYGH9Ly=sPiPsNTTsLCXsLCfsMSj7KzMuaWA0cFUxSTECPVQjbi3MBiwPZVMEdGP9KlcoYivuTFkiQWgzOfzJOEAoX0coYGQnOiLtMy=vLC=vOB8PZVMWZVQzZC3MBiwPZVMHYVkmZGP9Lx32LC=vLC=7K0AoXzgkZVcncC3MBiwSZVctYVQCa14zYWgzOj0IRTURQDMCPWk4YzE2RTIAYzkPPmcAPzkBZzYITTUAPTEAUzzwSSAMPSAGP0MwQ0MIXiMDTTUBPkEUPT0GRWgCdjEJPlcNUjIAVUQAZz4OSUQqcz42VTQVTUEKQDQBRFIGNVkYU2cmTjcralEXTlghPzIDYUcJaFMtSlwYL0Y4XUgRMTkEQiEjQ1g1X10rLFUSPjQhdSQyRTU3LEoCMGgGQDEWPlcNUjIAST0DLFQETSAEY0UHUlkhQ1wpRTUNPj0TPVUFcyA3SkQALT0DVWgNZjE2STQBXTY2LGkMQDDwSTQYdD4pPWcMQDIgSTkGQT0QLGcCc0kDUkEQQzgmTTEQczIOSUD3czQQVTQVTUEIRFcZYVXvMFMjczU3QGoASjImSkYBPVMkPmAlLkUXSlUAZjUlSTHvQzDwUTUCZCQWUSEkU2gFMDMTLCkoTCESSUX3MT8YUib1ZSb0X0EDQUAMPSAGPSEUQTM3MDcUZFgRTzjqRj0RNGcHTUkDUkEQQDgnVkQVMVIEVFcJTEPxRR8VRWgXdlr0ZEg1bTw1aGgASTkGYj0ALDcCT2EGTzkhLzQQQTIATUUAPSQGSjEDPzIoTTsBY0EDQlwVNVoZR1UwRyk5ZWkKRSIuUDvyb1g2VkEucWDvYx8AczkyMlT2QTEUdVova2jxVSIsNR8WL0EsTzokLigRYzcQLUEVU2kuLz7vYzQRXTkxQzwhQmPyTyIkQGkiZlkOPScHMl4EckY1cETySkoKSVcHUEbqc1IRQlf4RjgzRlgxZVgjcF4WczX3cyQjZGcSNRswdUQOVTn4QT0vVT0TbiIwMzsRR0okUTQ2RTQATTEBayQIPkYpPzMAUjk2RGcYQEYRLFoBPlc2Ql8AUVwULEQHLmMnZ0ErcjYnRzsZXmcLUlcyTlD3Y2cHTUkDUkHvSzIBVTUFPmcjYScDTUkJYVgVaibzamHzQzsXVSUmQTzySTT3QzDwUVQIPUIISTUYc0IAVTsKazUiZGT3cjEQRTMAZjDxSTQQQzMCbzcATUUFPmcIPjYoZF8jREI2X2oucjvyYCMjdSUtVjcNZDwsSmYhTyUpXlj4ZlMHSWYZQykzVkgNLFEWSWQYLzI5STEyQzDwUVQDc0EEPWcIQ2cDPR8BYz4VREH3QT8DPSIMQEMmSWEAc1goMV8jREI2S1j3ckjyRmMLaVQqVSIEcUjxNWQLaT40SCINdVICNTgRQT4BVCEBLUksdGAYLSkDTUQEcUjyRmMMQD0GPzMyQzEQUTYBczUBPjMiczoTPVoBY1cxPlcEQjIQX2cAVUkXXTgRLFMDa2YLLikpXyMAcUnxTloYTyUpXiHvcUjxMGcHTUkFR1wYSDI2STUFPj0SSUQELD4DPWkOQDk2STQYMT4pVSANdjYISTHvQzISbEcFTTUDPjIQSTUpPWcNdjk2SVoAdD05PSEMQFM4SWoiMD8DPT4BY1swZFsoQyk2LDIATUUFPTEOPzEQQTEGK1o0aFIEVFoKSFoUZ2U0TyAKbkMERjkQVkIkUEk2ZmguPSPvK182ZWgYJ2MWR2YNTEEuR14DaibqbUXuRjoPYUoETSEYRCMnLCU4PiQFYmkPPmMTTSQSNVDvZWkhckAwLSk2MjsBdmgZQ1kpUkArRVUkQiP1UyHyT1UJSz0SYWMZUlwWXiUvcmcEah81X0E5U2fzVkICbmX1UV45NCYSbj0FYDkLZEARYR8AQiEqZkUTZTnwcSLqLSAQJzsiYigrR2k1Q2MELjnzbEEzP10qTSIVc1MLNWg4dT8vbCUgdScNaCH1VGUJZykHb1YpdTE2cUcDRmUjTmDvP1r1XkMCLFYvJzEkZDEsM0I2RlsoLVoJc0=0SmIMRzwuMFMpbkA1cR8UaV7zbjQGUTf2PSgQTTDwZDQtcCAEY1DwU10Qbx8ASyAmPVUXJ1sGYVwQYGXuMmUmaTD8OSvuT1kmalUjP18tcFU3cC3MBiwSZVctXWQ0blUVXVw0YS4MRTkFcmcYRjsuVjknclMNPUEiP18IRTYyQDMCPlE2PzEQQWgCdjEJPlcUbjQmSTMGY0UASTL3QzMSbTcSRVHyQEEERDEgPVkBPzE2Sl0YMT8WUWgMU0InVVoNaD05VSAMdlrvS0Qqdj0GVSEOQzYnSzQRaT31PzMBQVc2Y1cRQT0IRTQLRzEDPVcEPzEmNDgAPTkmQ0EUZDEQPTEAPkk5UWoQczQQVToKa0oIZGYiSjEQQTYBTTE2VVoESD0AZzcALUUEPlgMP0DvMGgOUDDyPlcNUjIAaz0MQVQyXiIJZFICPjUgU1QvYDcFbzkESiUYaUY4XyIVZlQXRmAjRFsmTUgVLFEGNWkgVEH0RTUNcjwoc1cTREIqSFoEVT0BVTcALUUEPWc2TEHvTjQQTzIQYEcJb1EWSVcQLDU3STHzVDQTQSEMQEU2SloELj0DPWcMQl8XQEQIcz0DUWcNZjTxSTQAcz0Fa2cmVUE3QEQASDImSkYBPUkkPjEBQDEEMGgDdjENPlcNUjIAY1UBaCTuUFg3LzETQUAMPSAGPSEUQTI3MDcrK0oRXyDzPz0RNGcHTUkDUkEQRzgnVkQVMVIEVFcJTEPxRR8VRWgXdlr0ZEg1bTw1aGgASUD3czQQVTQVTUELRFcZTzcFQjkpMFs3RGoAYDImSkYBPT0kQlwNVFwyTlUAZykPVVn4UVoFYj8TaTYkJ180J0gEPWcmVig2QEEYRjsuVjknclMNPUEEPjIQPTQmVSAASTkGRjEuQzIASUcVVCINZ2=1a2HySzwIa1ogZD01YWkHPlwCZSYxTzP3QDEodm=2b0EBUDsOaVoLVlogXiL4XlQCVjkrM1I3QzEZQEYBUlIKZlL2TzENQl8ob0kzb0byYDwZMEAJdT8IMDQyYmEiTykWJyETXyEqa2kAYD4hMzIzQUcHLFskLF0GcTsFLiIjXjEXdjQnLjgBSCL1bjoMMVctLEE4aFc3S2YgbmMvQWArMUEPPVcMPjEAQ1omYzYWSTkIPkUpPVYBYz4VREMMQTcDPUcmPkMVUEIMYlE4Q0ICUygWQV8vaGYAcEcCdDYxdTQAYDImSkYHTSQEQlcQUTgBLScySjImaCYFU1Y1ZVU1Y0kvYFosPUE5X2cTc0kDUkHvYzIEY2cRZjIEPlcubVcRdTb2dSgBPVcIPz0DVWcNPUkIR2cYPjIQUTgAYzUWRzcnLFQHPmoOZSg1YCMjLzwsYFsYLjU0VSH4cDwsSmULLj42X2j4Z1HxLVwiL0IvVWjwZlMHSWcCc0kDUkHvTDIATTQAY1IASTP3QzDwUVQHc0DzSTQYcz4KPWkuQDMGSF0nLFQHPSYLdSkpX102cUnxTloYTyUpXiHvcUjxMGYYLzoySCAjQUDvQlYUREYoXjcrZkfvSjIMTyUpX102cz02VTkKc0kBPkEURDEQQTUJdjErSTMMQzMCbzcATUUFPmoAPlgnYF8jREI2S1j3clHxSmoiPyUtVjcNZDwsSmYhTyUpXloAYDImUWEVY2MHPWcQUTU3RWgMUEDvSTQIMD0pPWcNZlrxSloQLz0UY2cHTUkFR1wYUjEQSTUFPWcSSTQALz0pPWkMQDU5STQUcz45RWoNdlbzSTDvQzMSbTcSRVHyQEEEPjIQUTEAMDkBPUEAXhsOMkYyTlUMa2UNT0L1MTwQbWQITVsnPlwFMT4pP0AGYzQpUBspPzwFZiY3VWD3LCkCY2EiS1Y1MmAXNFsqNSUqTjQVY1YkREQtRTgmUh8INDc3SjQnSCExTzwJcSfqbkfyQF8uREAFZ1EKSkTqUVf0MEgpbFIhYDnzZyQ3RiY3aEcVVmYsaR8AT1XqNWgDSlIHZFwER2TubEMlTGovR2M2UiAmcTT4Qib3PUgWTz4RSzktUyclM0gRQCQvdB84UWIKNFE2UEktZVwCLDsgTjQZVDI2ciMHSDj1aV4rbjwyLkghbFTzaUPv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**南雄市住房保障家庭租赁补贴发放**

**工作方案**

为完善南雄市区城镇住房保障体系，规范市区公共租赁住房管理工作，有效改善本市区低收入住房困难家庭的居住条件。根据《南雄市公共租赁住房管理办法》（雄府〔2019〕76号），参照《韶关市区公共租赁住房租赁补贴实施细则》（韶市建字〔2018〕495号），结合本市实际，制定本工作方案。

1. 租赁补贴对象与条件

**（一）城镇中低收入住房困难家庭申请公共租赁住房租赁补贴应同时符合如下条件：**

1、申请人及共同申请的家庭成员具有本市市区（雄州街道）户籍(含郊区、水南、河南、黎口、莲塘、铺背村委会城镇户籍居民)，并在本市工作或居住2年以上(以申请人户口簿为准)，申请时仍居住在市区。

2、家庭人均月收入低于上年度城镇居民人均可支配收入的70%（廉租房申请家庭需取得市区居民最低生活保障资格）；《2019年南雄市国民经济和社会发展统计公报》发布的2019年度我市城镇居民可支配收入为28383.00元，即人均月收入低于1655.68元；

3、无任何形式的住宅建设用地或者无自有产权住房，或家庭人均住房建筑面积低于15平方米；

4、无租住廉租住房、直管公房或单位直管公房；

5、未享受过以下购房优惠政策：

①、按房改成本价或标准价购买公有住房；

②、购买解困房、安居房、经济适用住房；

③、参加本单位内部集资建房；

④、拆迁安置住房；

⑤、政府提供的其他购房优惠政策；

⑥、申请人及共同申请的家庭成员在申请之日前5年内没有购买、出售、赠与或自行委托拍卖过房产。

**（二）外来务工人员、进城打工农民工的住房困难家庭，申请公共租赁住房租赁补贴须同时符合下列条件：**

1、申请人在本市持有《居住证》3年以上，且申请时仍在有效期内；

2、申请人参加本市社会保险（含基本养老保险、基本医疗保险、工伤保险、失业保险和生育保险）连续缴费（含补缴）满2年或5年内累计缴费满3年；

3、申请人在申请时已在本市办理就业登记，已与本市用人单位签订2年以上（含2年）期限的劳动合同，且仍在有效期内；

4、家庭人均收入低于上年度城镇居民人均可支配收入70%；

5、申请人及共同申请人在本市市区无自有房产，在本市未承租直管公房或单位自管房，且在申请受理之日前5年内没有转移过房产；

**（三）新就业职工申请公共租赁住房租赁补贴须同时符合下列条件：**

1、具有大专（全日制）以上学历，且自毕业起不满5年；

2、具有本市城镇户籍，且在本市工作1年以上；

3、已与本市用人单位签订聘用期为1年以上的劳动合同；

4、在本市市区无自有房产或家庭人均居住建筑面积低于15平方米；

5、在申请受理之日前5年内没有转移过房产；

6、新就业职工申请公共租赁住房，父母不能作为共同申请人。

二、补贴申请

低收入住房困难家庭、中等偏下收入住房困难家庭向其户籍所在地（雄州街道办事处）提出书面申请。

申请人（家庭）应提交租赁补贴申请表、租赁房屋合同、租赁房屋的权属证明等材料。

三、受理与审核

雄州街道办事处在受理申请后，安排专人对申请家庭成员构成、共同居住现状和生活状况等情况，通过入户调查、邻里访问等方式进行调查。调查人应进行调查情况记录并签名，调查情况记录与申报材料一并报送市住房保障中心。

市住房保障中心接到雄州街道办事处送达的申请资料后，在5个工作日内对申请家庭的财产及收入等状况，向民政、公安、公积金等相关单位发函查询。对符合条件的，将作为终审结果并在南雄市住房和城乡建设局网公示15日。

四、补贴标准与发放

市住房保障中心委托具有资质的房地产市场评估机构对市区的房地产租赁市场按区域（新城、老城、郊区）进行评估，确定市场平均租金后，按保障人口人均15平方米计算家庭可享受的保障面积、市场平均租金水平的相应比例分类发放：

（一）低收入住房困难家庭按市场平均租金水平的100%发放；

（二）中等偏下收入住房困难家庭按市场平均租金水平的90%发放。

（三）具体计算方式：补贴标准为市场评估租金×人×月×保障类别比例，住房保障标准为：15㎡（保底保障面积）﹢15㎡×保障家庭人数，最高保障面积不大于60㎡。

五、发放时间

租赁补贴按年度发放，本年度租赁补贴发放在12月31日前完成。

　　六、资金来源与使用管理

　　（一）租赁补贴资金从保障性安居工程专项资金列支。

（二）对发放租赁补贴所需资金，上级财政专项补助资金不足部分，由市级财政解决。

七、租赁补贴与退出管理

（一）享受租赁补贴的家庭不得将享受租赁补贴租赁的住房转借、转租或擅自改变房屋用途，一经发现，停止发放租赁补贴。

（二）市住房保障中心、民政局及街道办事处（乡镇人民政府）对享受租赁补贴家庭人口、收入、住房等变化情况每年度进行核查及不定期抽查。对需调整租赁补贴额的家庭，自核查的次月起调整。对不如实或不按规定申报家庭人口、收入、住房及租房情况骗取租赁补贴的，住房保障中心立即停止对其发放租赁补贴，并责令其退还已领取的租赁补贴。

八、附则

本方案自发布之日起执行，有效期为3年。