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A Study on Improvement of National Support System for Saettl Maeul Project in Urban Area

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Recently, efforts to regenerate declining urban areas are being intently promoted through the Urban Regeneration New Deal Projects. Urban regeneration projects are aimed at improving the physical environment and strengthening resident capacity to improve the conditions of relatively marginalized neighborhoods in the city. However, it is difficult to pursue such projects, which bases its success on some degree of self-sufficiency of the neighborhood, especially in areas where the socioeconomically vulnerable population are concentrated as in low-income neighborhoods, shanty hillside areas with a high proportion of the elderly, and migration sites.

In view of this, the regional development committee launched the Saettl Maeul project in 2015 to improve the living conditions of vulnerable residential areas which suffer from low quality of life and safety issues. However, despite the intention to support the physically, socially, and economically vulnerable areas, the project selection was conducted on a competition basis, and hence, local administrative power was wasted on the selection process itself.

Against this background, in order to more efficiently use government subsidies regarding the Saettl Maeul project, this study aims to ① propose improvement measures on establishing the project objectives and selection criteria of the Saettl Maeul project, and ② diversify the project types by taking local considerations into account.

Based on the understanding of current legislation and related documents, the study defined 'vulnerable urban residential areas' as "areas of high concentrations of

socioeconomically vulnerable residents and households that live substandard conditions to the minimum living standard based on the Framework Act on Residence, and of poor physical environment where the residents' health and safety is being compromised.”

Based on this, the study created a selection criteria index for the project. Depending on how easy it is to continually manage the index and acquire data, and the spatial scope for comparison and analysis, the study finalized nine indices categorized into three groups. Under the ‘Living environment’ group, the ‘proportion of old houses,’ the ‘proportion of slate roof housing,’ and the ‘proportion of vacant houses’ were selected. For the ‘Infrastructure’ group, the ‘proportion of new homes,’ the ‘ratio of households adjacent to substandard roads,’ and the ‘proportion of plots smaller than minimum size standards’ were included. Lastly, for the ‘Social demographic’ group, the ‘proportion of the elderly,’ the ‘proportion of minimum living standard subsidy recipients,’ and the ‘proportion of income group just above the minimum living standard’ was included. A total score of 10 was allocated for each of the indices, and the scores calculated on the geographical basis of eup, myun, dong were defined as the ‘vulnerable residential area index (total score 90, higher scores indicating higher vulnerability).’ The total scores were classified into 10 categories, defined as the ‘vulnerable residential area grade.’

AHP analysis was conducted to designate weights for each of the indices based on professional and stakeholders’ opinions. As a result, the study revealed that the significance of the first selection indices proposed by the central government was 0.4, while the significance of the local governments’ site indices was 0.6. The results may be utilized in future selection processes.

In order to improve the performance indicators, the study suggested that local governments consider improving the composite urban decline index of eup, myun, dong as their objectives, and to conduct resident survey of satisfaction levels before and after the projects for qualitative assessments.

In order to improve the national subsidy system, the study proposed a selection process which combines both the top-down and bottom-up methods. The central government may make available the vulnerable residential area index and grade, while the local government may conduct site investigations of areas that require support and select sites. Furthermore, the study emphasized that the selection process for the Saettl Maeul project needs to drastically turn around and meet the policy

intents rather than spending government budget and manpower on the competition process and on creating higher standard reports.

While the study directed the Saettl Maeul project in its proper policy intents in consideration of real social conditions, it is limited in further proposing detailed selection processes or evaluation systems. In future, based on the suggestions of the study, further research is required which enables a comprehensive revision of related plans and manuals such as the 'Urban area Saettl Maeul project manual,' and 'Saettl Maeul project guideline.'