

# 영구임대주택 거주 고령자의 지역기반 생활지원 서비스 접근성 제고 방안

Enhancing Accessibility to Community-Based Support Services  
for Elderly Residents in Public Rental Housing

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Since 1989, the large-scale permanent rental housing has contributed significantly to housing stability for low-income households. However, due to the place-based rental housing policies that provide physical housing only in specific regions, low-income households have been concentrated in certain spaces. Three decades after the initiation of these housing programs, the facilities in permanent rental housing have become significantly aged, on-site amenities remain insufficient, and resident population is increasingly aging due to limited housing mobility.

In response to the aging complexes and facilities, there are on-going projects aimed at enhancing the residential environment. However, there are currently no specific policies or guidelines for renovations and upgrades tailored to the needs of elderly residents, who account for more than half of the population in these complexes. While social welfare centers and community welfare facilities exist, they fail to meet the demands of the elderly population residing within these communities.

As thirty years have passed since the introduction of permanent rental housing, it is

crucial to reassess housing policies to reflect demographic changes, including an aging population, and to move beyond the focus on housing stability for low-income households. It is necessary to discuss redefining the role of permanent rental housing, with the goal of integrating the enhancement of residents' quality of life into the original plan of providing physical housing.

Thus, the proposed work examines the current community-based living support services provided to elderly residents in permanent rental housing and analyzes the demand of elderly residents based on their mobility characteristics. This study aims to guide and define the direction and scope of daily living support services for the elderly and explore actionable strategies for implementing these services at various spatial scales.

Chapter 2 examines the concept of sustainable community living for elderly residents in permanent rental housing and provides a detailed definition of the scope and types of elderly support services, focus of this study. First, we discuss the notion of involuntary sustained living (Stuck in Place) among elderly residents in permanent rental housing from the perspective of Aging in Place (AIP). Building on the "Person-environment Fit Theory", the chapter provides a theoretical discussion on directions for supporting daily living needs to facilitate sustainable community living for elderly residents in permanent rental housing.

To construct the typology of support services for the elderly, the study classifies the elderly's daily activities into four main categories: meals, leisure and welfare, health, and medical care from the "Average Timetable of Koreans" from Statistics Korea. Then, we summarize the associated support services and facilities tailored to these activities. Lastly, through discussions on strategies to enhance accessibility to elderly support services, the study establishes a refined definition of service accessibility enhancement.

Chapter 3 reviews the current policies and programs that support elderly daily living needs based on the categories defined in Chapter 2 (meals, leisure and welfare, health, and medical care) and permanent rental housing. It examines housing welfare support and regulations on communal facilities for elderly residents in permanent rental housing, and thereby consolidates the current state and key implications of daily living support for elderly residents in permanent rental housing.

Chapter 4 presents the findings from a survey of 800 elderly residents living in

permanent rental housing complexes with over 1,000 units, constructed in the 1990s. The survey requested information on their living characteristics, mobility range, facility usage, and service demands, which were then compared with the 2023 Elderly Status Survey results. Additionally, elderly residents' living characteristics and service needs with respect to facilities in different complexes were analyzed to identify the tasks for facilities and service improvement for Aging in Place (AIP).

Chapter 5 focuses on the Cheongju Sannam 2-1 Complex as a case study, selected from the survey conducted in Chapter 4. This complex is one of 20 permanent rental housing complexes with over 1,000 units, constructed in the 1990s and staffed with residential welfare workers. The findings present the supply and demand of living support services for elderly residents and derive strategic insights for improving accessibility through an in-depth survey on their satisfaction with service accessibility.

This study proposes strategies to enhance the accessibility of community-based living support services for elderly residents in permanent rental housing, enabling them to maintain healthy and independent (in-control) living within their homes (AIP). The key directions include active and self-directed aging aligned with the specific needs of residents, and establishing a preventive care cycle.

Supporting active aging involves shifting the focus of elderly daily living support from merely providing services to prioritizing the autonomy and self-sufficiency of healthy elderly individuals, with an emphasis on sustaining their health and well-being. Housing policies should be upgraded to prevent social isolation by encouraging elderly participation in society and external activities. This includes expanding accessible spaces for social engagement and providing targeted incentives to encourage participation in activities outside the home. To do this, policies must prioritize not only their physical health but also consider their long-term social networks to ensure psychological well-being and emotional support

**Keywords :** Elderly Residents in Permanent Rental Housing, Community-based Sustainable Living, Aging in Place, Daily Living Support for the Elderly, Accessibility to Elderly Support Services