

## An Enhanced Institutional Operating System for Street Housing-led Housing Renewal

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The Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents was revised in 2011 in response to the problems of market driven large scale housing renewal methods. This revision was in support of a resident-led small scale housing renewal approach whilst retaining the existing urban tissue, and resulted in the proposition of the Street Housing-led Housing Renewal program.

This research recognizes the various problems regarding such small scale housing renewal method, and predicts the possible hindrances in its implementation process to present a practical and feasible approach to the enforcement of Street Housing-led Housing Renewal.

Street Housing-led Housing Renewal was introduced due to the discontinuance of single housing re-building projects, and differentiates from its predecessors that it disregards the establishment of an operational committee, rigid renewal plan and the designation of a prearranged renewal area. Street Housing-led Housing Renewal is a paradigmatic shift in that it is in favor of a gradual and serial development which places the voluntary participation of residents at its core. Additionally, it is a way of providing the much needed public space in densely populated single housing areas, and also a means of providing ground floor service facilities to revitalize streets and prompt intensive urban land use. This study focuses on the number of issues that needs consideration in order for Street Housing-led

Housing Renewal to be fully established and integrated in the planning system.

First, in areas of dense single housing units where there is inadequate support of infrastructure, a comprehensive management plan should be prepared by the local government as a prerequisite. Second, financial models which can reduce overall construction costs need to be revised. Third, in order to induce a gradual renewal process whilst improving the standard of living of existing residents, the provision for welfare facilities should be taken into account. Fourth, in order to realize a stable living environment for existing residents, social housing policy on a local scale needs to be implemented simultaneously. Fifth, methods of mediating conflicts amongst stakeholder groups need to be provided to secure and promote the public aspect of the projects.

Following such principles, this study analyzed the Osaka the Rehabilitation of Dense and Obsolete Inner City Housing Sections as it is known to be a renewal method which successfully adjusted to local conditions and context. The summary of its implication are as follows: first, the operation of an exclusive support organization reliant on public-private partnership is essential; second, the improvement of public infrastructure on a strategic regional scale needs to be simultaneously implemented with smaller scale interventions; third, the operation of a comprehensive system where more than two projects are allowed to run in a single designated area is advantageous; fourth, the use of multiple public support systems for a single project is advisable; and lastly, the appropriate renewal method should be autonomously chosen by an association consisting of land owners and various interested persons according to their financial capabilities.

Through the analysis the study reached the conclusion that housing renewal cannot be achieved through a single method, but rather needs to be a multifaceted approach to ensure its sustainability and longevity, and efficiency to deal with the ever changing physical and socio-economical conditions of the designated areas.

This study investigated the physical implications of Street Housing-led Housing Renewal method, and determined the following directions for effective implementation. First, a rational management mechanism needs to be introduced by predicting the relation between housing demand before and after the renewal in

relation to existing land use. Second, support systems which manage Street Housing-led Housing Renewal on multiple scales by acknowledging the existing urban tissue and understanding the intricacy of controlling legal relationships is required. Third, a means of securing public infrastructure and service facilities needs to be pursued. Fourth, there needs to be diverse support systems of locally adaptive renewal models which takes into account the financial capabilities of existing residents and encourage a resident-led housing renewal approach. Lastly, Street Housing-led Housing Renewal should be accommodating towards senior and lower-income members of our society. In conclusion, the above-mentioned directions are presented to acknowledge that the newly introduced Street Housing-led Housing Renewal should not lead into yet another process of gentrification, and should carefully consider the differing socio-economic status of existing residents.

Through a 3D simulation, this research deduced the physical applicable limits of Street Housing-led Housing Renewal as an area less than 10,000 square meters encompassed by main town planning roads not exceeding 4m, whilst not divided by a through streets. In order to effectively adjust to the streetscape and instigate street revitalization the building height limit should not exceed 7 storeys. However, for areas bordering roads that are less than 6m in width, and where renewal is generally constrained, building height regulations can be relaxed. In calculating the building-to-land ratio parking spaces should be excluded, and in the long term service facilities should also be excluded. Additionally, regulations concerning open space and height calculation is suggested to be further eased within the Street Housing-led Housing Renewal area.

Moreover, since in small scale social housing areas the retaining of service facilities are demanding, welfare facilities regulations should be applied to secure space according to the needed facilities' floor area rather than being implemented according to the number of households. The final decision of the required welfare facilities should be made by the respective residents' association.

For the successful implementation of Street Housing-led Housing Renewal the local government needs to recognize the responsibility of identifying small areas of high density as housing environment management districts and support the renovation of local parks, play areas, and pedestrian streets. To further the successful outcome of

Street Housing-led Housing Renewal as a method of sustainable housing renewal, the following operational directions are suggested. First, designate small densely populated areas as housing environment management districts and establish an elementary District Unit Plan. This needs to be managed in conjunction with the Building Act through the designation of Special Architectural Districts, Special Street Housing-led Districts and the use of Building Agreement.

Second, pursue joint enterprise between public bodies and residents and utilize the public management system to provide consulting for residents pursuing Street Housing-led Housing Renewal projects. As a result of the consulting process establishing a residents' association is recommended to become the driving force of the project.

To integrate Street Housing-led Housing Renewal into the existing planning system, relevant laws and ordinances need to be revised. There are short and long-term approaches to such changes. In terms of designating project areas there needs to be a swifter progress in the project's approval by limiting cumbersome procedures such as land substitution plan. It should be noted that easement of building height regulations should also be approached by different stages. First of all the easement of building height regulations should be applied in the elementary District Unit Planning areas and Special Architectural Districts concerning the Act on the Maintenance and Improvement of Urban Areas and Dwelling Conditions for Residents, whilst ensuring that the project is implemented in continuous cycles to allow for the public management system. This means that relevant legislations such as the Housing Act, the Building Act, and the National Land Planning and Utilization Act need revision.

Lastly, there needs to be a varied approach to support the successful implementation of Street Housing-led Housing Renewal. First, there needs to be a provision of low-interest loans by utilizing the Urban Renewal Fund and National Housing Fund during the preparation and trial stages of implementation. Financially, aid in construction costs is necessary to build community facilities such as childcare services and local libraries through the exemption from taxation regarding acquisition tax, property tax, and income tax etc. Second, local governments need to set up co-operative organizations consisting of social enterprises and relevant experts in order

to provide the required consulting, project enforcement and administrative support. Last, the quality of Street Housing-led housing and pedestrian streets need to be of high standards, by which the research suggests the use of the Urban Renewal Fund to support the building of public projects such as childcare facilities, libraries and local parks, and the enforcement of the Parking Environment Improvement Districts to improve pedestrian environments.

In conclusion, despite the inherent limitations that Street Housing-led Housing Renewal is yet to be administered and that the research was conducted under a brief timescale, as an achievement of the research the application standards of Street Housing-led Housing Renewal was proposed, as well as the revision of the exception clause of the Building Act and Housing Act to provide an outline of the enforcement ordinance. The content and the validity of the outline were derived from the results of the 3D simulations conducted during this research. Additionally, various support systems were proposed, and policy support measures regarding financial and tax support were presented. This was presented in conjunction with providing relevant expertise and public management systems to allow for a convincing resident-led housing renewal method.

Street Housing-led Housing Renewal can be concluded as a housing regeneration method which relies on the diversity of existing housing environment and as a means to be appropriated by the individual needs of residents and local conditions. In future, for the development and propagation of Street Housing-led Housing Renewal, a comprehensive manual will be required, and above all the efficiency of the program needs to be confirmed through running a series of pilot projects. The intricacy of successful implementation needs to be proven through trial and error, and an extensive review process of such pilot projects is required to establish Street Housing-led Housing Renewal as a feasible program.