

노후 장기공공임대주택의 단지재생정책 연구

A Study on the Regeneration Strategy of Deteriorated Long-term Public Rental Housing Estate

염철호 Youm, Chirl Ho
엄운진 Um, Woon Jin

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Long-term public rental houses were mostly supplied between late 1980s and early 1990s, and as they are now more than 20 years old, demands for improvement of their poor residential environment are rising, such as small housing unit area, insufficient welfare service facilities, deterioration of facilities, and insufficient parking space. With the enactment of the Act on the Support for Improving the Quality of Lives of Tenants in Long-term Public Rental Housing, the foundation for improving the quality of residential environment was prepared and residential environment improvement projects are being carried out, but they are just one-time projects of the physical aspects. Furthermore, even though insufficient community formation and exclusion from the local community due to the collectivization of the vulnerable group is a fundamental problem that must be addressed in long-term public rental housing, the current projects are inadequate to fundamentally improve these problems. Considering the reality of long-term public rental housing that is disconnected and alienated from the space, residents, and management aspects, the improvement of the residential environment of long-term public rental housing must be addressed from the concept of community building at the regional level beyond the boundary of an estate and must be changed from a responsibility of the management entity of the long-term public rental housing to an integrated and packaged policy of the city management level for which the central and local governments cooperate. This study was conducted to seek estate regeneration policy plans to gradually improve residential environment and increase the public values of deteriorated large-scale long-term public rental housing estates in the mid- to long-term at the regional level rather than at the individual estate level.

Chapter 2, the status, problems, residential environment improvement policies and projects of long-term public rental housing are analyzed and the goals and strategies of the long-term public rental housing estate regeneration policy are defined. The first goal of the estate regeneration policy is to ‘prepare the foundation for estate regeneration’ which involves the planning for the gradual long-term regeneration of the estate, the construction of an estate regeneration council including the local community, and the formation of a regeneration base to perform opinion gathering, publicity, and field support. The second goal is to ‘convert the estate to a hub of local public welfare services’ so that local residents can share job creation, senior care, and medical services when the insufficient public welfare functions of the deteriorated public rental housing are improved. The third goal is to ‘expand exchanges and interconnections with the community.’ To overcome the stigmatizing of the estate and allow the estate to contribute to the community building, community exchange facilities such as open spaces, common facilities, houses for the young citizens, and street-type shopping area should be arranged at the boundaries of the estate and actively connected to surrounding spaces.

Chapter 3, the estate regeneration policies and projects of Japan, France, and Germany that have implemented public rental housing estate regeneration policies before South Korea are analyzed. Furthermore, the goals and strategies defined in Chapter 2 are examined and summarized. As there is no estate regeneration model in South Korea, the policies, laws, and projects of other countries are examined and the results are used as the basic data for policy preparation.

Chapter 4, three long-term public rental housing estates of different types are selected and the estate regeneration strategic plans are established as examples so as to derive detailed practical tasks for estate regeneration. To establish the estate regeneration strategic plans, tenant representatives, management entities, and social welfare centers were interviewed, and the residential environment inside and outside the estates were investigated. For example, regarding the ‘preparation of the foundation for estate regeneration’ among the detailed practical tasks that were

derived, a field office that is responsible for gathering opinions, consultation and adjustment, and implementation of the project should be established using a non-operating store space or social welfare center. Furthermore, a 'resident job creation' project using an unused space in the estate or an apartment factory near the estate as a community self-support center or a basis for social business activities is also necessary. In addition, community medical and welfare bases such as welfare service facilities for the aged that can be used by aged tenants in the estate and residents from surrounding areas can be formed on a low floor of the main building or in the neighborhood of the estate. It is also possible to carry out private investment projects to build public cultural facilities for the community using unused area in the estate while enhancing the openness of the estate boundaries.

Chapter 5, system improvement and policy implementation measures to actualize the estate regeneration strategies and practical tasks that have been derived from this study are presented. First of all, regarding system improvement, some revisions of the Act on the Support for Improving the Quality of Lives of Tenants in Long-term Public Rental Housing are presented for introduction of estate regeneration strategic plans, the organization of community councils, the conversion of existing houses to other uses, long-term land rental business for private investments, and the diversification of tenants in the enlarged residential buildings. Furthermore, the need for the Special Act on the Stimulation and Support of Urban Regeneration and for the revision of the Housing Act for the interconnection of other related basic plans and estate regeneration plans and projects are presented. In addition, the implementation process and roles of various entities of the estate regeneration project are presented, measures to connect the project with other related projects, and the pilot project plan are examined.

In this study, the need for considerable revisions of the Act on the Support for Improving the Quality of Lives of Tenants in Long-term Public Rental Housing which is the fundamental law for the improvement of current residential environment of long-term public rental housing was revealed to actualize the estate regeneration

strategy of the long-term public rental housing, which is the distinctiveness of this study compared to other recent studies on long-term public rental housing. Lately the residential welfare building project is facing difficulties and various physical and socioeconomic projects for long-term public rental housing by Seoul City and LH Corporation are increasing. In this situation, the concept and strategies of estate regeneration suggested in this paper will be helpful for the implementation and review of the related projects and their improvement measures. Hopefully this study will help recognize the need for a policy to improve the residential environment of long-term public rental housing which is of less importance than new supply in the current housing policies and provide an opportunity for the estate management entities, local and central governments to change their policies to improve the problems of deteriorated long-term public rental housing through cooperation from the estate regeneration viewpoint.

Keywords: long-term public rental housing, estate regeneration, public value, management, cooperation