

거주여건 변화에 대응하는 주거문화 정책과제

Policy and Research Issues on Housing Culture

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SUMMARY

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With people spending more time at home during the pandemic as well as growing concerns over great volatility and uncertainty in housing prices, people have come to value their homes more than before and in different ways. Housing now involves an aspect of the culture where people exhibit different needs for houses and use their living spaces in a variety of ways. This is an irrevocable trend of the times.

Everyone wants a home and residential environment that is both high quality and affordable. But with limited choice in location, size, shape, etc., it is difficult to even consider second-best places or comparative advantages. Concentration of demand is inevitable. As everyone is looking and competing for the same thing, housing is always in short supply. Such shortages cannot be resolved simply by providing more housing, and instead call for more active policymaking and implementation that look at the shortages from the perspective of residence, not real estate; set the goal as improving the quality of residence for the public; and building a large number of quality and pleasant homes that satisfy a variety of needs. Namely, the direction of housing and residence policy should be toward meeting different needs and improving quality as a way to advance the residential conditions.

If the government focuses policy only on quantity of housing, it will continue to see failure as such policy does not match recent demands. Housing policy should focus on the value of a residence as a place to live rather than on the value of a residence as profitable real estate; provide greater choice for meeting different needs, and greater affordability; and consider the types of households and the demands of residents to

ensure the residential environment is never poor, regardless of the type of housing. If such policy is to properly reflect these various demands, it must be built on evidence-based research and surveys on housing issues by type of resident, type of housing, regional conditions, etc. and the related demands.

Keywords :

Housing Culture, Policy Issues, Demands of Residents