

영구임대주택의 지역사회 고립 및 갈등 완화를 위한 공간환경 개선 전략

Strategies for Improving the Spatial Environment for
Social Isolation and Conflict Mitigation of Permanent Rental Housing

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SUMMARY

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Chapter 1: Introduction

Starting in 1989 as part of the 'City Small Business Residents' Housing Stability Plan,' permanent rental housing has contributed to the housing stability of the low-income population. This laid the foundation for various public rental housing initiatives introduced later in the domestic housing policy. For example, the Housing Welfare Complex Project attempted to enhance residential services by integrating welfare facilities, and Senior Welfare Housing continues to progress, tailored to the needs of the elderly. Recently, a new discussion has begun, and the government has announced plans to reconstruct aging permanent rental housing developed in mid-low-density areas to expand the supply of rental housing. Redevelopment discussions for aging public rental housing complexes are underway, but substantial progress is expected to take a considerable period. While permanent rental housing has positive aspects, it is not without challenges. Residents experience a sense of social isolation and exclusion, leading to collective feelings of alienation and various antisocial behaviors towards the local community. Physical aging of the complexes contributes to

slum-like conditions, exacerbating isolation and conflict with the local community. This study focuses on such issues of local community isolation and conflict. By examining the spatial characteristics of places contributing to repeated conflicts and friction or inducing disconnection and isolation in the local community, and through perception surveys, the study aims to identify demand for confirmation and spatial improvement. The ultimate goal is to propose strategies for improving the spatial environment applicable to permanent rental housing

Chapter 2: Trends and Key Issues in Permanent Rental Housing Policies

This chapter reviews the legal framework related to permanent rental housing, starting with an examination of legislation. It summarizes the major issues related to permanent rental housing by reviewing the supply status, policy changes, facility improvements, and spatial enhancement projects. Through an analysis of the current legal framework, the study confirms matters regulating the supply, operation, and management of permanent rental housing, as well as the fundamental direction of housing welfare. In particular, it closely examines the 'Long-term Public Rental Housing Residents' Quality of Life Improvement Support Act,' which regulates the types of welfare service facilities within long-term public rental housing, their management, remodeling, redevelopment projects, expansion, and other facility improvement aspects.

The chapter explores the supply status and policy changes in permanent rental housing through discussions on housing welfare complexes, elderly welfare housing, integrated public rental housing, housing welfare professionals, and the redevelopment of aging public rental housing. It compiles information on facility and spatial improvement projects, starting with improvement projects and green remodeling initiatives. The study also reviews the LH ChangeUP project, where spatial improvement projects have been initiated, and the SH Space Doctor Project. Furthermore, it reorganizes the issues related to permanent rental housing by considering resident characteristics, deepening isolation and conflict in local communities, physical aging, and facility environment improvement based on the analytical framework of this study. Through the analysis of policy trends and key issues, the study reveals the dual nature of current permanent rental housing. On the positive side, it has contributed to the housing stability of the

low-income population and is striving for universal housing stability and welfare expansion through tailored welfare services beyond recent physical facility improvements. However, challenges persist, including issues related to living environments due to the concentration of low-income populations, decreased vitality due to a high proportion of aging, and the reinforcement of stigmas and discrimination associated with poverty. Additionally, concerns about mental health issues have been identified.

Chapter 3: Analysis of the Utilization Status and Behavior in the Spatial Environment of Permanent Rental Housing

Examining the key issues and concerns raised earlier regarding permanent rental housing, this chapter investigates the utilization status and behaviors in the spatial environment through an in-depth analysis of actual complexes. By observing the spatial characteristics in connection with the causes of isolation and conflict, three permanent rental housing complexes where community isolation and conflict are intensified were selected. For each complex, the study reviews resident usage patterns, spatial characteristics contributing to conflicts and isolation that overlook resident characteristics, and areas in need of improvement in relation to the local community.

Looking into the characteristics of in-depth resident interviews, it was found that in Complex D, shaded shelter spaces, environmental improvements through landscaping, expanded CCTV coverage, organized corridors and external spaces, prevention of illegal parking, creation of communal spaces for residents, and the need for communication with the local community were highlighted. For Complex G, residents identified the need for installing benches utilizing unused facilities, improving disorderly motorcycle parking environments, and enhancing the environment of commercial facilities and parks. Finally, in Complex H, residents pointed out the necessity of creating resting areas with slopes and stairs, maintaining walkways, improving illegal parking issues, and addressing problems in the adjacent problematic area for community isolation and conflict alleviation. In summary, while the patterns of isolation and conflict in permanent rental housing varied based on the complex environment and surrounding conditions, similar characteristics were identified in places and spaces where key issues and problems occurred.

Chapter 4: Stakeholder Perceptions and Demand Survey for Spatial Environment Improvement

This chapter investigates specific locations where conflicts and frictions repeatedly occur in permanent rental housing, examining the potential for improvement through spatial environment refurbishment based on perceptions of permanent rental housing from the perspective of the local community. To achieve this, the study validates whether the characteristics of residents' spatial environment use and issues raised through management entities are universally occurring problems in permanent rental complexes. It evaluates the possibility of mitigating resident conflicts through spatial environment improvements. Additionally, through a community survey, the study explores perceptions of permanent rental housing in the local community and assesses the potential for alleviating community isolation through spatial environment enhancement. The manager perception survey confirms issues with inadequate spatial environments and identifies a high demand for spatial environment improvements. It examines the relationship between conflict-prone areas and the spatial environment. Particularly, it highlights the need for spaces in permanent rental housing not only for residents but also for facilitating opportunities and interactions with the wider local community.

The community survey reveals that negative perceptions of permanent rental housing can become more favorable through spatial improvement initiatives. Associating these results with visitation experiences, it suggests that spatial environment enhancement is an effective means to mitigate community isolation. Simultaneously, it underscores the necessity for increased contact and interaction with local community residents.

Chapter 5: Strategies and Implementation Plans for Improving the Spatial Environment of Permanent Rental Housing

Based on the major issues identified in Chapters 2–4, including the analysis of utilization patterns and behaviors, as well as stakeholder perceptions and demand surveys, this chapter formulates the basic directions of spatial environment improvement strategies for alleviating community isolation and conflicts in permanent rental housing. The strategies and detailed projects were derived by incorporating opinions from various

experts. Before delving into the spatial environment improvement strategies, the chapter distinguishes between strategies for alleviating community isolation and disconnection and strategies for mitigating resident conflicts and frictions. It presents the fundamental directions, challenges, and specific projects for each strategy, with input gathered from a diverse group of experts.

The strategies are categorized into four major themes and ten sub-themes, encompassing projects aimed at improving community isolation and disconnection (such as enhancing entrance spaces and commercial environments and revitalizing boundaries and surrounding environments) and projects focused on mitigating resident conflicts and frictions (including creating safe pedestrian environments, reorganizing communal spaces, and developing specialized areas supporting residents' daily lives). The chapter outlines the overarching principles and considerations to be applied when implementing specific projects.

Chapter 6: Conclusion

Through this study, strategies for improving the spatial environment of permanent rental housing to alleviate community isolation and conflicts have been derived. To ensure the effective implementation of these spatial environment improvement strategies, the study suggests establishing a basis for execution. This includes applying spatial improvement strategies based on survey findings, refining the types and items of facility enhancement projects for alleviating community isolation, revising the approach for spatial unit-based projects to secure differentiation and effectiveness, and, finally, proposing the reinforcement of the roles of local governments and the establishment of collaborative systems.

Keywords

Permanent Rental Housing, Residents, Local Community, Isolation and Disconnection, Conflict and Friction, Spatial Environment Improvement.