

## 지역사회 통합 돌봄 연계형 주거지 재생 방안 연구

A Study on Residential Regeneration Connected with  
Community Care Based on the Ageing in Place

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SUMMARY

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This study recognizes that sustainable regeneration of residential areas is not viable unless improving the quality of life of the elderly, a high proportion of residents in old dwellings, is given priority. Insofar, to solve the aging population problem, which has been considered a factor of urban decline, projects for attracting younger population, creating jobs for the elderly, and building community support facilities have been realized. An analysis of the government-funded urban regeneration revitalization plan showed that while the projects for the elderly were numerous, these mostly focused on expanding welfare facilities, common facilities for residents, and rental housing. However, projects that establish a delivery system for care services or care service programs based on the notion of aging in place which is central to improving the quality of life for the elderly were found to be insufficient.

Related to this, the Ministry of Health and Welfare, the Ministry of Land, Infrastructure and Transport, and the Ministry of Interior and Safety have signed an agreement on a community care residential regeneration specialized project. However, as the collaboration system, project delivery structure, and the residential area regeneration planning are not fully integrated, actual promotion or the synergy effect of the project is

thought to be lacking. As such, this study aims to integrate care programs with the residential regeneration project in order to establish an action plan that embodies the concept of aging in place in residential regeneration.

In Chapter 2, the local community integrated care policy in connection to residential regeneration was defined as follows: first, a physical foundation to establish a social service delivery system based on housing welfare in residential regeneration; second, support for aging in place that allows self-determined life; third, connecting local community resources to create an area that provides social services tailored to the needs of the residents; and fourth, supporting independent living that makes possible community-based mutual care. In Chapter 3, health, medical and welfare villages planning and case studies of Japan, and the age-friendly housing planning standards and case studies of Germany were analyzed. Based on this, the study derived implications for the spatial planning direction and standard of aging in place residential regeneration. The study also recognized the importance of involving various stakeholders of care services from the early stage of planning, the importance of a residential area consisting of a diverse population and not just the elderly, and the need for supplying various housing types that integrate elderly population tailored services. Furthermore, the limitations and potential of residential regeneration with integrated care services were identified by analyzing domestic local community integrated care service pilot projects and housing case studies. Chapter 4 analyzed 233 urban regeneration revitalization plans to verify how the notion of integrated care was applied in urban regeneration projects, and selected six representational cases by population size to understand the integrated care service project contents and scale. The study found that building key facilities in housing regeneration projects were sufficient, but taking into consideration the high rate of elderly households, care programs as well as the use of local resources related to integrated care services were found to be lacking. On the other hand, while stakeholders such as local community healthcare cooperatives and social housing providers were keen on integrating care services with housing regeneration projects in order to implement aging in place, they were unable to find opportunities to participate in relevant projects.

Based on the understanding of the current situation, a local community integrated care service residential regeneration planning alternative was considered for Seoseohak-dong in Jeonju, and the general direction and objectives of care service

integrated residential regeneration were derived. As a core strategy, preparing a service delivery system that links housing regeneration sites on administrative area levels (eup, myun, dong), expanding small-scale elderly care-safe housing and repairs, providing various exchange points and health-related networks within walking distance of the elderly, and making connections with elderly job creation were suggested.

In addition, to ensure the execution power of the integrated community care residential regeneration project, the study proposed contents that need to be reflected in urban regeneration revitalization planning and procedures. The study also suggested policy support measures such as introducing the 'local community integrated care service residential regeneration project' in Urban Regeneration New Deal and expanding financial support for housing infrastructure for the elderly. Apart from these, system improvements such as allowing favorable conditions for car park installations when constructing rental housing that meets local demands of integrated care, and providing support through the housing and urban fund in cases where the local government directly builds care-safe housing were suggested.

This study is significant in that it proposes an effective residential regeneration plan so that welfare policies and residential regeneration policies can create a synergy effect by providing housing-based care services. The study presented actionable means of housing regeneration to achieve sustainable communities by making close connections between local integrated care policies and residential regeneration which allows healthy life for the elderly in areas with a high rate of the senior population. In the future, pilot projects need to be implemented to test the alternatives suggested by the study, and the outcomes need to be analyzed to develop refined means. Doing so would contribute toward residential regeneration projects that directly benefit residents.

Despite the increase of Urban Regeneration New Deal projects and the growing emphasis on cooperation between related government organizations, actual cases of cooperation projects are lacking, and hence, the study was limited in that an urban regeneration implementation plan had to be proposed in this context. Hence, in the future, for the integrated care residential regeneration to become established as a general direction for residential regeneration, there need to be closer working between the Ministry of Health and Welfare and the Ministry of Land, Infrastructure and Transport, and a strategy to promote projects through practical collaboration should be prepared. Also, in order to incorporate the

concept of local community integrated care as a basic premise for residential regeneration, the outcomes of the community care urban regeneration specialized project, which is in its first year of implementation, need to be analyzed, as well as the local community integrated care support pilot project by the Ministry of Health and Welfare. Based on the analyses of the limitations and problems of these projects, improvement plans need to be prepared. Therefore, in the future, field-based monitoring and system improvement studies at the stage of full implementation of the community care urban regeneration specialized project and local community integrated care support project need to be carried out.

**Keywords :**

Urban Regeneration, Residential Regeneration, Community Care, Ageing in Place, Local Community