

다양한 거주가치 구현을 위한 사회주택사업 추진체계 개선방안 연구

A Study on the Improvement of Project Promotion System of Social Housing
Focusing on the Worth to Reside

염철호 Youm, Chirlho
박석환 Park, Seokhwan

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The purpose of this study is to find ways to improve the project promotion system to realize the various worth to reside required and expected for social housing along with providing a stable living space at the time when social housing passes the introduction period and enters the growth period in Korea. Conceptual factors for realizing the worth to reside of social housing are summarized into four categories: demand customization, participation, community, and regional linkage.

Social housing performance in terms of realizing worth to reside derived based on the project promotion method, social housing operation status, community space and operation program characteristics, and tenant opinions can be summarized as follows. First of all, in terms of customizing demand, it was possible to confirm a number of cases in which customized spaces were provided for various groups subject to occupancy, such as young people, single-person households, creators, disabled people, and the elderly. In terms of participation, cases were confirmed to induce active participation of tenants, such as collecting opinions through the operation of the tenant cooperative or tenant autonomous council, and to faithfully reflect this. In terms of community, it was not just about providing space, but also aimed at providing direct operation programs, supporting voluntary and loose solidarity between tenants, or providing space. In terms of regional connection, it was possible to confirm a number of cases in which programs were operated to promote

communication between residents and local residents or contribute to regional revitalization through low-rise neighborhood living facilities and community spaces. In terms of residential worth, first, simple consignment social housing projects, which are difficult to realize worth to reside, second, most of them recruit tenants after completion, third, difficulty in securing sufficient community space in the business structure, and fifth, lack of participation and cooperation systems.

Based on the above review results, the direction of improvement of the social housing project promotion system was set as follows. The first is the development of creative private businesses and the transition and expansion of residential values. The second is to expand the business entity and strengthen the cooperative system by expanding opportunities for participation of business entities other than social economic entities and strengthening the cooperative system of related ministries, local governments, and related institutions. Third, the project promotion system is flexible, such as selection and procedures of tenants, flexibility of installation standards for neighborhood living facilities and public facilities, strengthening standards and support for remodeling projects, and adding types of joint dormitories to revitalize shared housing. Fourth, it is to promote communities in housing and strengthen links with regions by preparing business structures and providing incentives to induce active operation of community facilities, inducing linkage with local facilities such as life SOC, introducing packaged social housing supply and operation methods, and introducing specialized facilities.

In accordance with the direction of improving the social housing project promotion system, a plan for promoting a theme-type purchase rental project was derived. First, as a plan to improve the project promotion system, a plan to integrate small and sporadic public offering projects into theme-type purchase leases and introduce specific theme-type projects through prior consultation with related ministries and local governments was proposed. It also suggested ways to improve application qualification to give opportunities for competent business entities to participate, apply partial exceptions to pre-recruitment and qualification conditions to reflect residents' opinions in the project, provide incentives for active establishment and operation of community facilities, and introduce pass or fail (P/F). Next, as a new business model for specific theme-type purchased rental housing, six departmental collaboration types and local government-supported business models were presented. In addition, as other measures to improve the social housing promotion

system, the necessity of improving social housing projects and comprehensive and continuous monitoring and evaluation of social housing policies and projects was emphasized.

This study reviews the improvement of the social housing project system to realize various worth to reside along with residential stability by overcoming the limitations of social housing projects promoted by Seoul, etc. and suggests a specific project plan to implement it through the theme purchase rental project. However, the limitation of this study is that sufficient analysis and investigation were not conducted by supply period, business type, region, and size as the relevant data were identified and opinions were collected with the cooperation of the social housing association.

Keywords :

Housing Policy, Social Housing, Worth to Reside, Project Promotion System, Themed Purchase Lease