

아동친화 주거공간 조성·운영을 위한 사업모델 및 지원방안 연구 - 소규모 공공임대주택을 중심으로 -

A Study on Business Models and Support Methods for Child-Friendly Housing
- Focusing on Small Scale Public Rental Housing -

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Summary

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Although housing and neighborhood environments are important factors for growth and development for children, there are still approximately 600,000 children living in poverty in Korea who need help. Life satisfaction and happiness of children in Korea are at a low level. The government implemented various policies to guarantee the right to housing for children and to create an environment where children can live happily. However, there are still children who live in insufficient housing, and businesses related to leisure rather than housing account for a large portion of the business. Despite the country's high international status and economic growth, the necessity still exists for the provision of housing for children to improve the low level of happiness of children and the deepening housing poverty. However, there are still insufficient reflections on "which housing and living space are child-friendly?", while actual cases of implementation and policies based on such reflections are not sufficient.

Therefore, the purpose of this research is to identify business models for the creation and operation of child-friendly residential spaces for the underprivileged, and to suggest policy measures to support them. To this end, the residential space for children in this research is defined as existing small-size public rental housing where children can continue living and where necessary functions and services from the perspective of children are combined. Among such housing, the residential space for children is

multi-family housing with less than 100 households supplied by public housing developers such as the state, local governments, LH and local public corporations as prescribed in the Special Act on Public Housing. The subjects of this study are designated as school-age children (6 to 11 years old) who are able to move independently and start learning social relationships, among children under the age of 18 as defined by the Child Welfare Act.

For the purpose of this study, the idea of child-friendly residential space is first formulated and the necessity of introducing child-friendly residential space in small-size public rental housing is proposed. Next, a basic direction for child-friendly residential space for small-size public rental housing is derived through the guidelines of creating child-friendly residential space and the case analysis. Three business models for child-friendly residential space for small-size public rental housing are proposed. Finally, policy measures were proposed to create, operate and promote the models with high feasibility, and the research was conducted as follows.

In Chapter 2, the idea and principle of child-friendly residential spaces are established based on the research on the relationship between children and the living environment, the United Nations Convention on the Rights of the Child and other literature. The child-friendly residential space proposed in this study is a residential space which puts the interests of children as the top priority from the perspective of children, so that kids can grow safely, healthily, and happily in an area encompassing not only the interior, but also the exterior of a house and the adjacent urban space.

Child-friendly residential spaces should be supplied as small-size public rental housing for the following reasons. First, in construction-type public rental housing supplied in the form of an apartment complex in the outskirts of a city, it is difficult for a family with a child to maintain the standards of work, going to school, commute, friendships and other forms of communities. It is therefore difficult for families in housing poverty to move into construction-type public rental housing. Second, purchased rental housing is mostly multi-family housing (dasedae and dagagu), and it is virtually not possible to accommodate spatial considerations of children in advance. Finally, in the “theme-based” purchase and lease, which is the system currently being promoted by the Ministry of Land, Infrastructure and Transport, a private business proposes a theme or engages in rental management based on the theme. New possibilities of small-size public rental housing based on demands are being expected.

In Chapter 3, the principles and operational direction are proposed of the child-friendly residential spaces in the small-size public rental housing defined in Chapter 2. First, domestic and international cases and guidelines are analyzed of child-friendly planning elements and their applications in houses of similar sizes, and the seven principles of creating child-friendly residential spaces are formulated as the highest priority on children's interests, non-discrimination, child development, participation, safety, creativity, and communication.

Next, based on the current status and characteristics of existing purchase and rental housing, theme-based purchase and rental housing, public rental housing based on local needs, and public rental community housing among the projects under the jurisdiction of the Ministry of Land, Infrastructure and Transport, the direction of creating and administering child-friendly residential spaces for small-size public rental housing is summarized as follows, and the seven principles are formulated. ① Priority given to children in housing poverty (non-discrimination), ② Provide a comfortable and flexible living space in consideration of the youth development and growth (child development), ③ Creating diverse and creative facilities for children (creativity, communication), ④ Make the entire residential space a barrier-free space for children (non-discrimination), ⑤ Protect children from crimes, accidents, hazards from vehicles and other risks (safety), ⑥ Offer a variety of community-centered child support programs (creativity, communication), ⑦ Active consideration of children's participation in the process of building and operating housing (participation, creativity).

In Chapter 4, among the projects of the small-size public rental housing, specific business models of ① the theme-based purchase and rental housing ② the public rental housing based on local needs, and ③ public rental community housing are suggested which are considered to be effective and applicable to child-friendly residential spaces. Among the two business models with the highest feasibility (①, ②), business effects, space feasibility etc. are identified through planning simulation. Finally, specific policy tasks for each of the three models for project implementation are derived through workshops with children participation and other venues of opinion collection and review of relevant policies and systems.

In Chapter 5, based on the business model and policy assignments proposed in Chapter 4, policy measures to promote the creation and operation of child-friendly residential

spaces for small-size public rental housing are proposed from the three perspectives of expanding the supply of child-friendly small-size public rental housing; upgrading the standards of supply and planning child-friendly public rental housing; and establishing of a cooperative system for creating and operating child-friendly residential spaces.

The value of this research is in the fact that it proposes the possibility of creating a child-friendly residential space in small-size public rental housing while proposing the necessity of a residential space for children. This research is also meaningful in that it considers ways to improve the housing poverty of youths in its physical aspect, not from the perspective of welfare provision. However, due to the limitations of the policy research, it is necessary to subsequently review detailed planning elements for different business methods such as preparing essential planning elements by focusing on business models with high feasibility. In addition, the actual conditions of child housing poverty households are summarized. Since its characteristics are reflected in the policy, it is necessary to identify the specific housing demand of child housing poverty households and study customized residential space plans accordingly. Finally, the need for policies is suggested for tasks such as inducing the creation of child-friendly residential spaces in new privately built rental housing, creating child-friendly residential spaces in some of the old public rental housing complexes, and improving the minimum housing standards in consideration of children's households. As such, more in-depth analysis and research on this issue are needed in the future.

Key words:

Children, Child-Friendly, Housing, Business Models, Public Rental Housing