

Infill Development in Public Housing Estates

: finding solutions both for new supply and stock improvement in Seoul

2017. 8.

Nam, won-seok
(Research fellow, the Seoul Institute)



CONTENTS

01 / Public Housing in Seoul

02 / Infill Development Case Studies

03 / Additional Site Review

04 / Suggestions

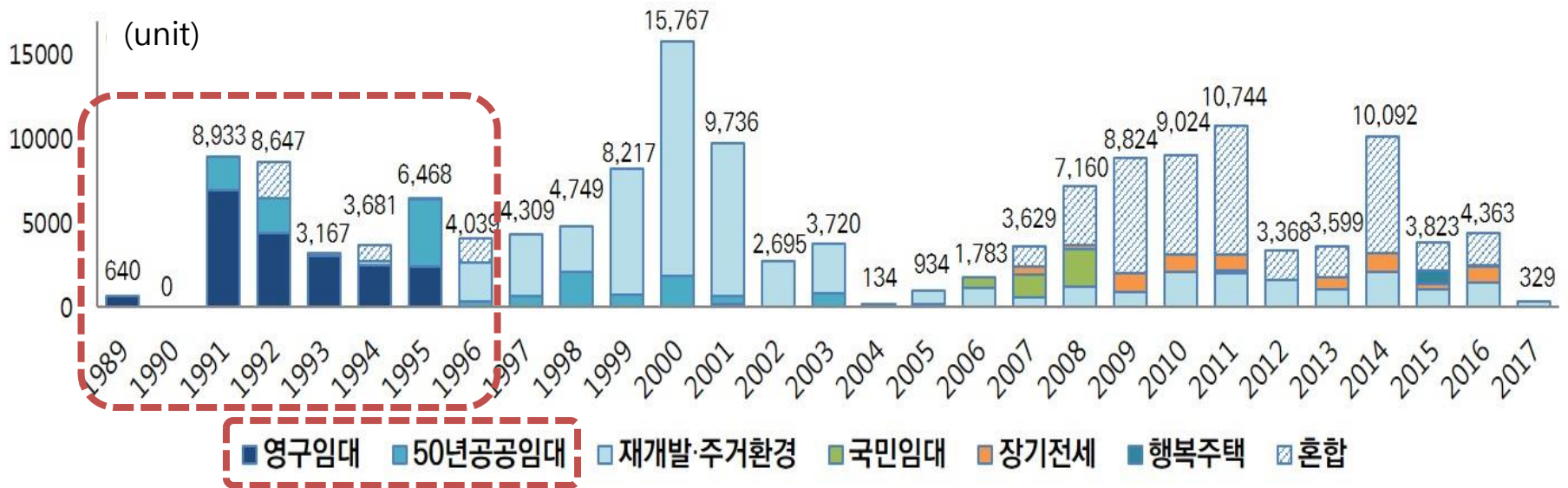


01 Public Housing in Seoul



Increase in 30+ Years Public Housing owned by SH since 2019

- The number of public housing estates more than 30 years until 2026: 33(36K housing units)
- The number of public housing estates more than 15 years until 2026: 320(126K housing units)
- ※ SH owns and operates 428 public housing estates(152K housing units, '17.5)

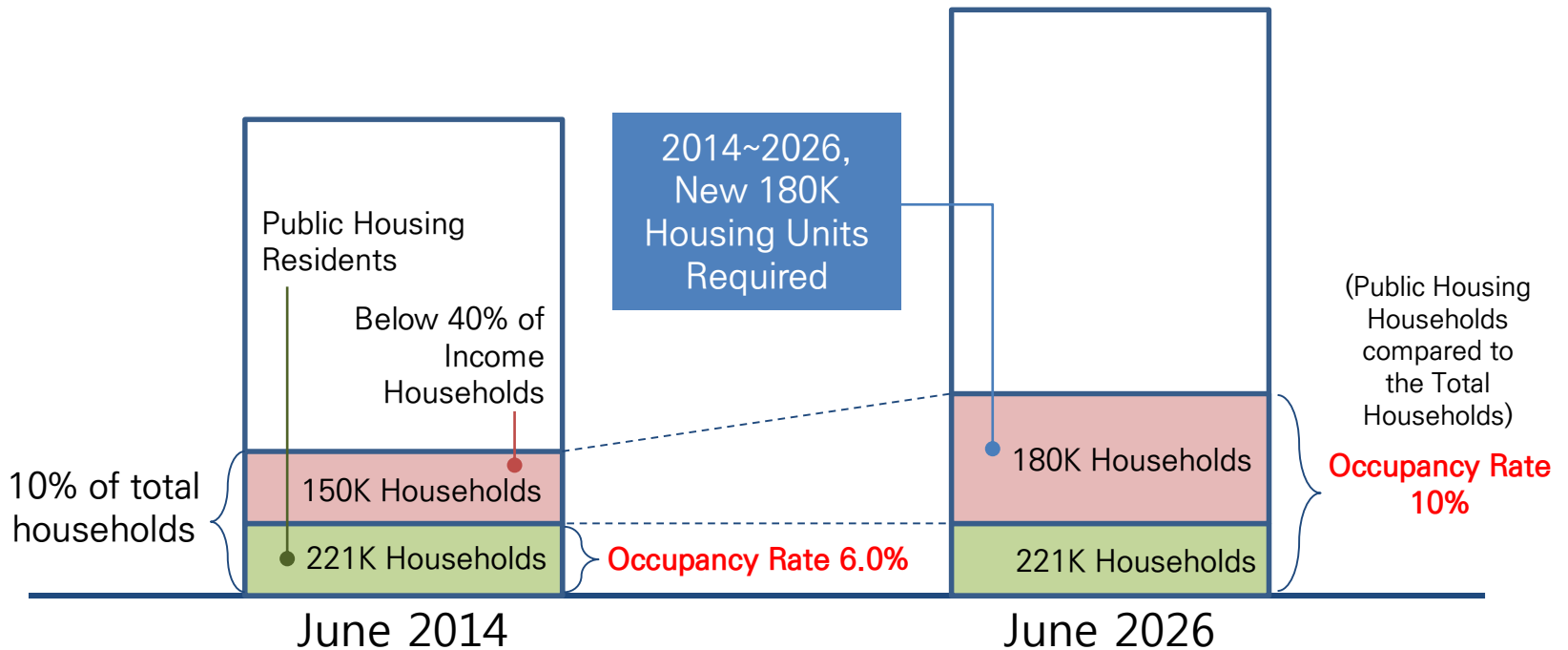


01 Public Housing in Seoul



Seoul Needs New Supply due to High Rental Housing Needs

- The number of households with housing needs in Seoul is 150K(year 2014)
- ※ the Seoul City Government is planning to provide 10% of the total households with public housing (Public Housing Supply Strategy in Seoul)

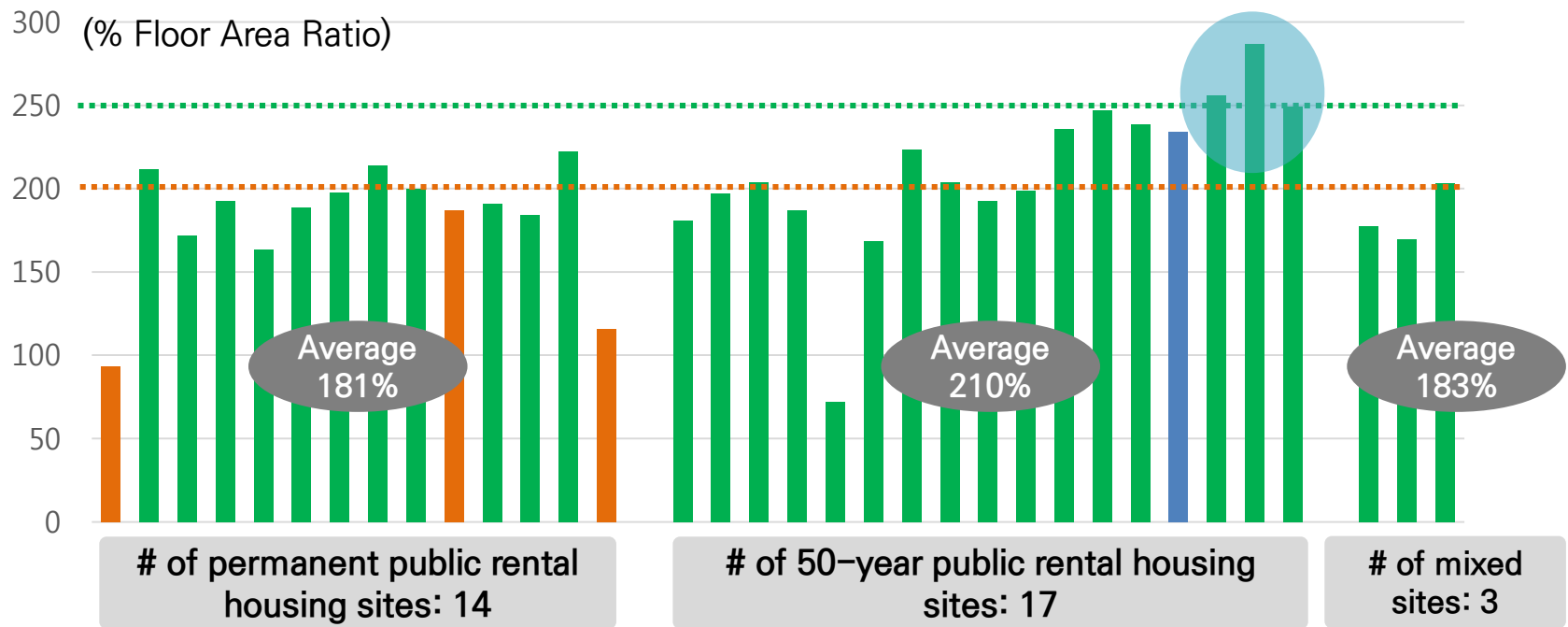


01 Public Housing in Seoul



Considering both New Housing Supply and Renewal of Distressed Public Housing

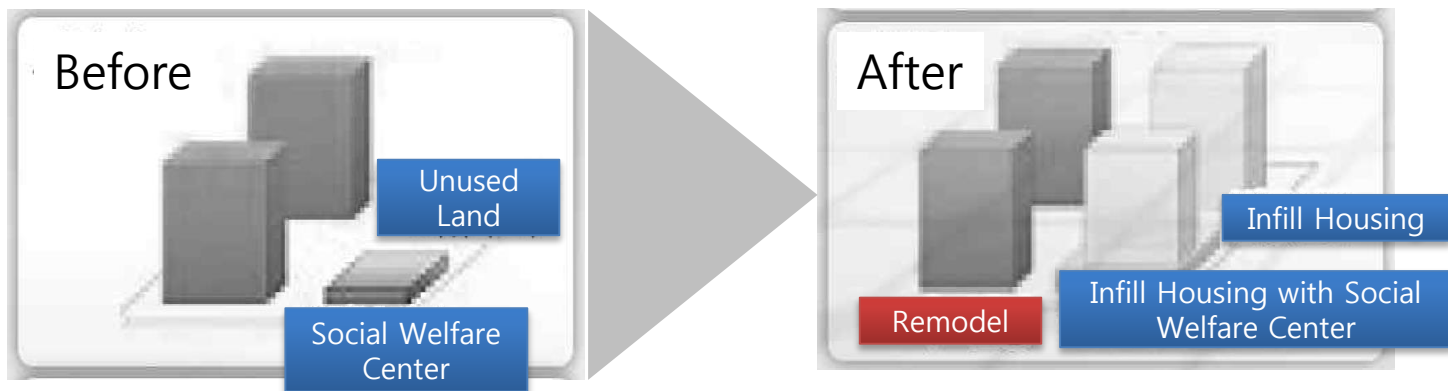
- 34 public housing sites owned by SH have extra floor area ratio
→ underused lands could be filled





The Central Government has begun Infill Development since 2010

- Infill housing built in an unused land of a permanent public rental housing estates (housing + social welfare center)
- New housing eligibility: residents in the estates with disabilities or senior
- Vacant housing eligibility after relocation: persons in the public housing waiting list
- LH's examples: 5 sites in Seoul Metropolitan Area and 4 sites outside the Area



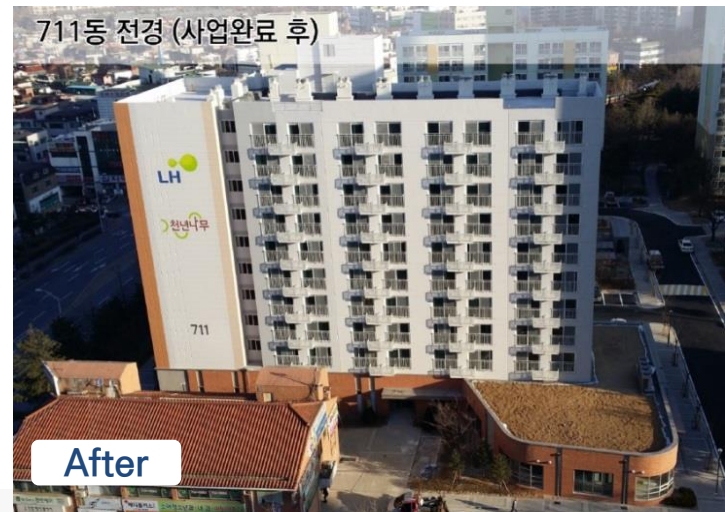


Infill Housing with Social Welfare Center in Seoul Metropolitan Area

Site	# of Households			# of building of Infill development	# of floors	Floor Area per unit	Previous Land-Use
	Original	New	Total				
Junggye3 (Seoul)	1,325	130	1,455	1	B1~15F	26m ²	Social Welfare Center
Junggye9 (Seoul)	2,634	60	2,694	1	1F~15F	26m ²	Commercial, Playground, Community Center
Bundang Mokryeon1 (Seongnam)	1,240	220	1,460	2	B1~15F	26m ² 31m ²	Park, Social Welfare Center, Management Office
Bundang Hansol7 (Seongnam)	1,420	248	1,668	2	1F~10F/ 1F~14F	26m ² 31m ²	Green Space, Playground
Samsan1 (Incheon)	1,764	208	1,972	2	1F~15F	26m ²	Commercial, Social Welfare Center



🏠 Pre- and Post-Infill Development





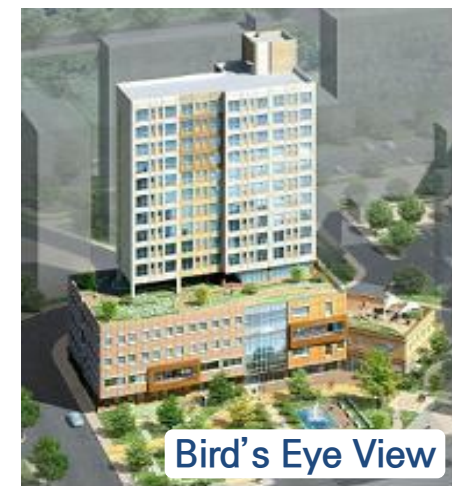
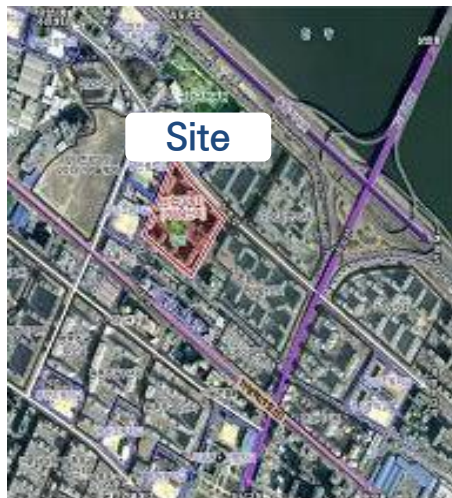
🏠 Social Welfare Center in Infill Development





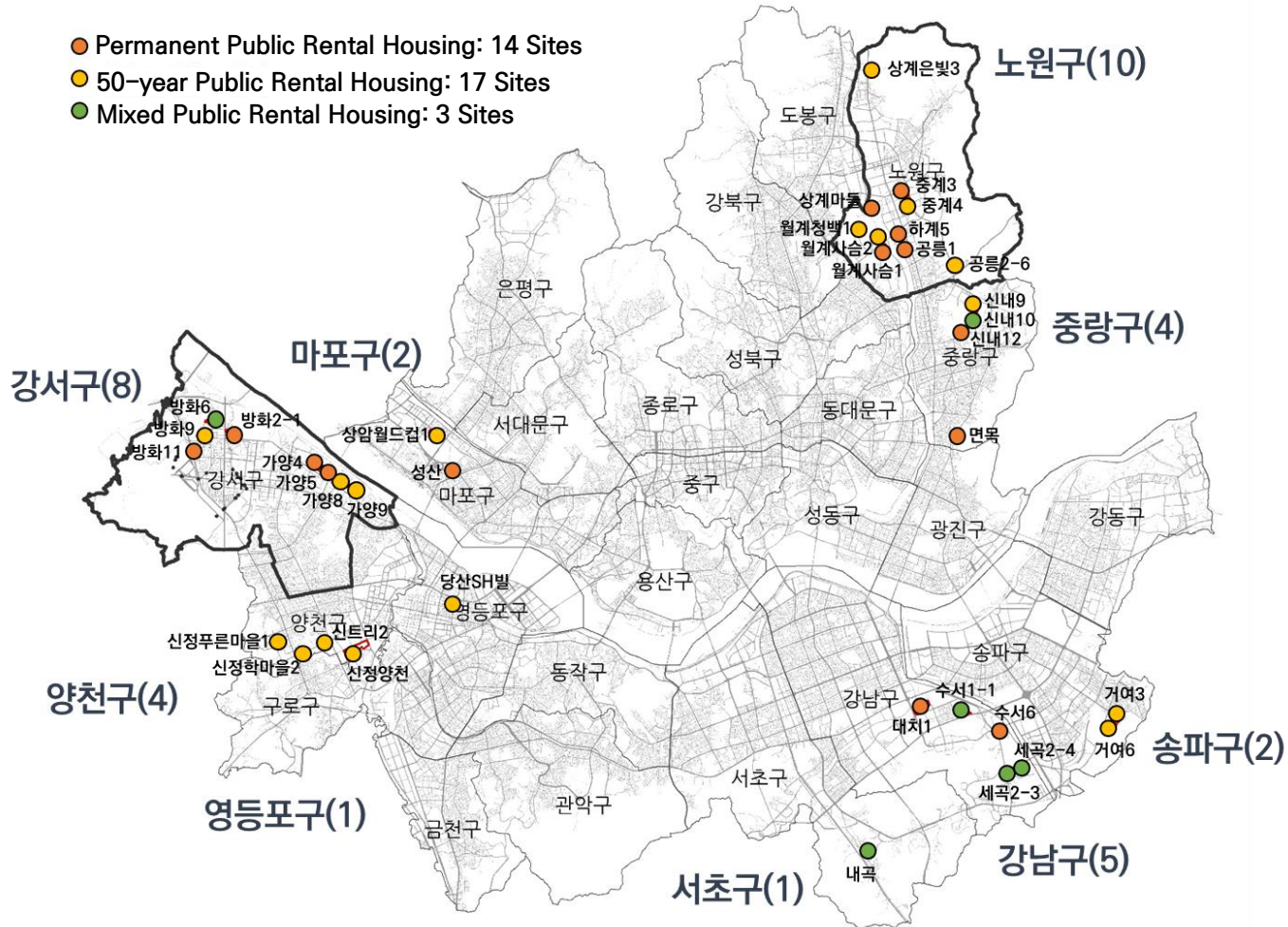
The Seoul Government(SH) has no Plans since Gayang4 Call-off

- In 2010, SH started planning an infill development in Gayang4 to provide new 80 units
- Harsh opposition of residents → SH finally repealed the plan in 2013
 - Opposition Reasons : ① no benefit for original residents ② concern about poverty concentration ③ decrease in green and open spaces ④ decrease in daylight availability ⑤ concern about a change of landscape





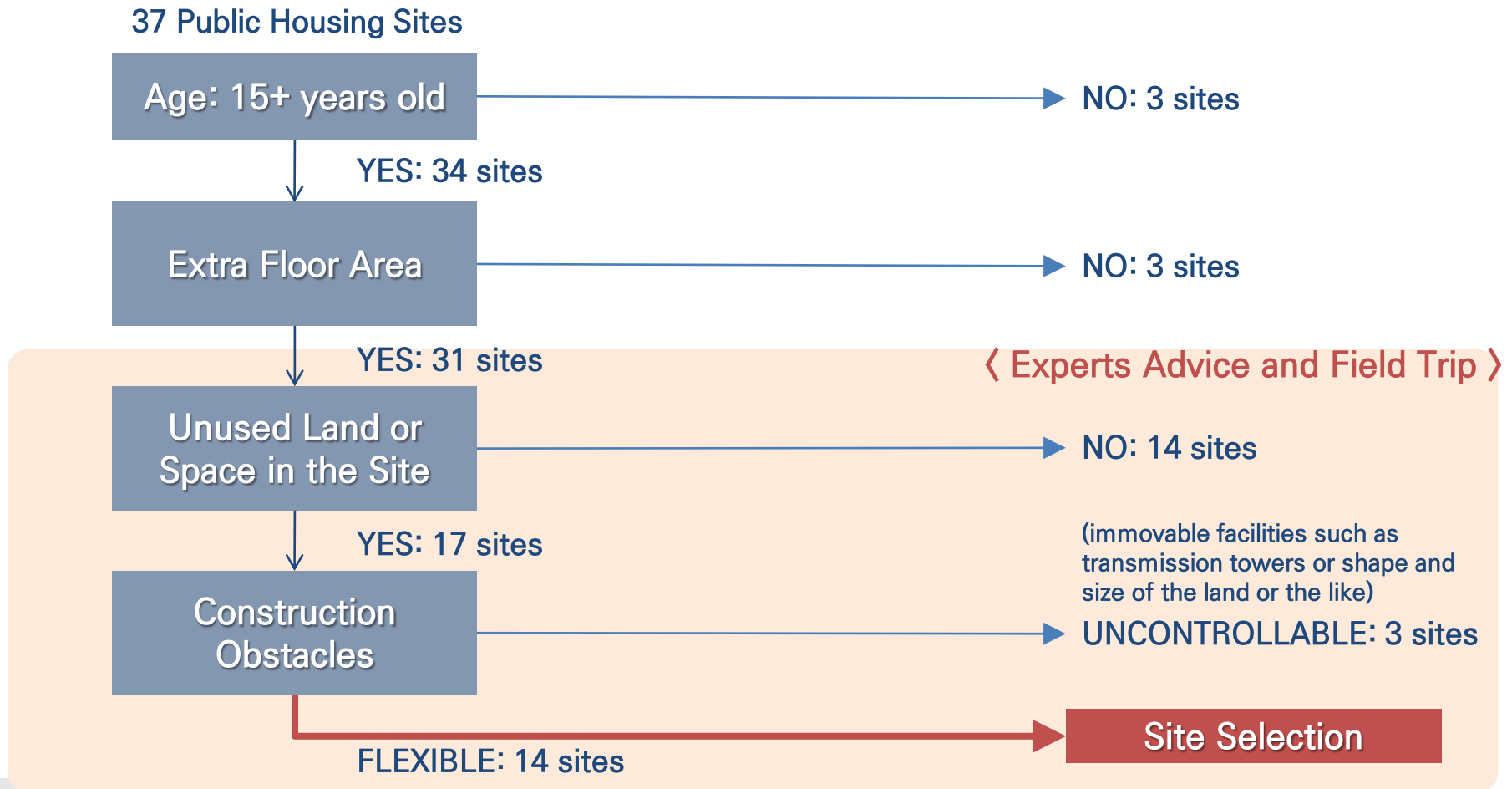
Public Housing Estates owned by SH for Infill Development Review



03 Additional Site Review



Site Selection by Age, Extra Floor Area, Unused Land, and Construction Obstacles





Current Land-Use by Site for Infill Development Plan

Site	# of Households	Completed Year	Current Land-Use for Infill Development				
			Social Welfare Center	Management Office	Playground or Parking Lot	Commercial	Day-care Center(child)
① 월계사슴2	775	1995		●		●	
② 가양9-1	914	1992		●	●		
③ 중계3	2,619	1991	●		●	●	
④ 면목	905	1991	●			●	
⑤ 성산	1,807	1991	●				
⑥ 중계4	1,979	1991		●	●		
⑦ 대치1	1,623	1991	●			●	
⑧ 수서6	1,508	1993	●			●	
⑨ 신내10	1,432	1996	●				
⑩ 상계은빛3	900	1998					●
⑪ 가양4	1,998	1992			●		
⑫ 가양8	1,110	1992				●	
⑬ 가양5	2,411	1992	●		●		
⑭ 월계사슴1	1,372	1995	●			●	

03 Additional Site Review



Current Public Housing Site for Infill Development Plan





Considering Infill Development in the view of ‘Estate Regeneration’

- In order to provide new public housing in the estate successfully, SH should meet resident and neighbor needs first

1

Negotiation Process with Residents

building up resident engagement models

2

Infill Housing to Meet Resident Needs

appropriate site selection and housing building

3

Public Housing Repair and Improvement

remodeling both inside and outside the units

4

Effective Operation of Social Welfare Center

community-based centers for the disabled and senior

5

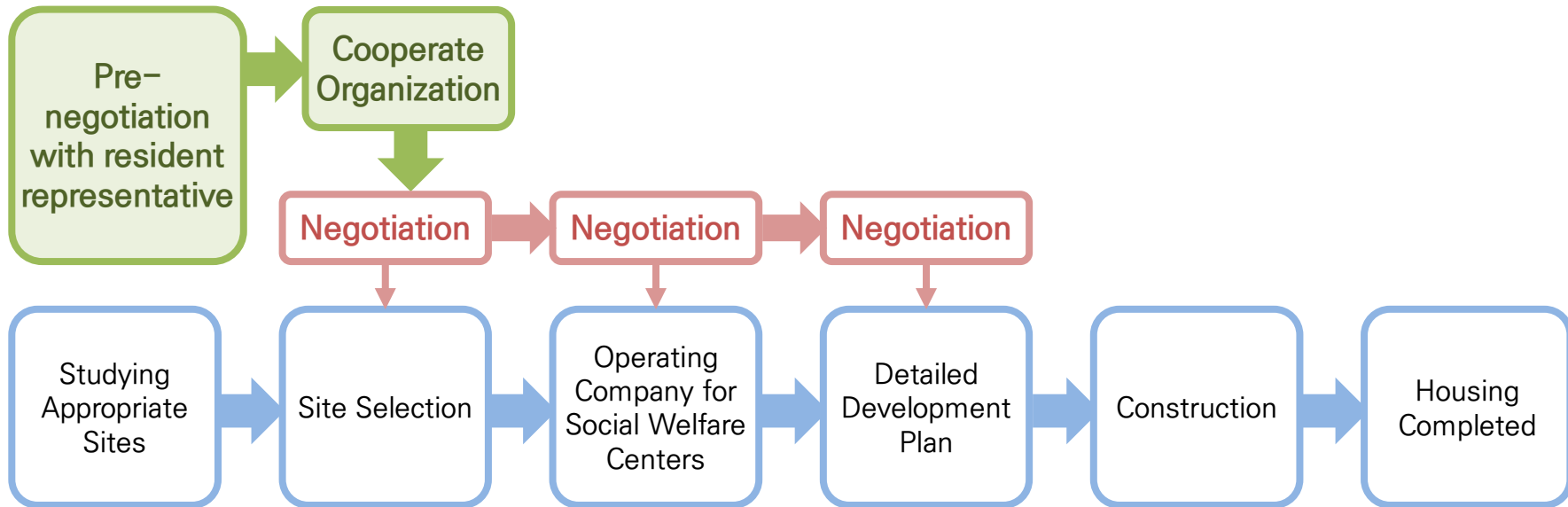
Community Service and Self-Sufficiency

promoting tenant participation by landlord(SH)



Cooperation and Negotiation between Public Sectors and Residents

- Building up a cooperate organization including resident organization and public sectors to plan a development → Negotiation with the resident organization about the plan
- Bottom-up approach and coordination: ① Developing the plan to meet the resident needs
② Civic organization engagement and coordination





Additional Type of the Infill Development by Resident's Preference

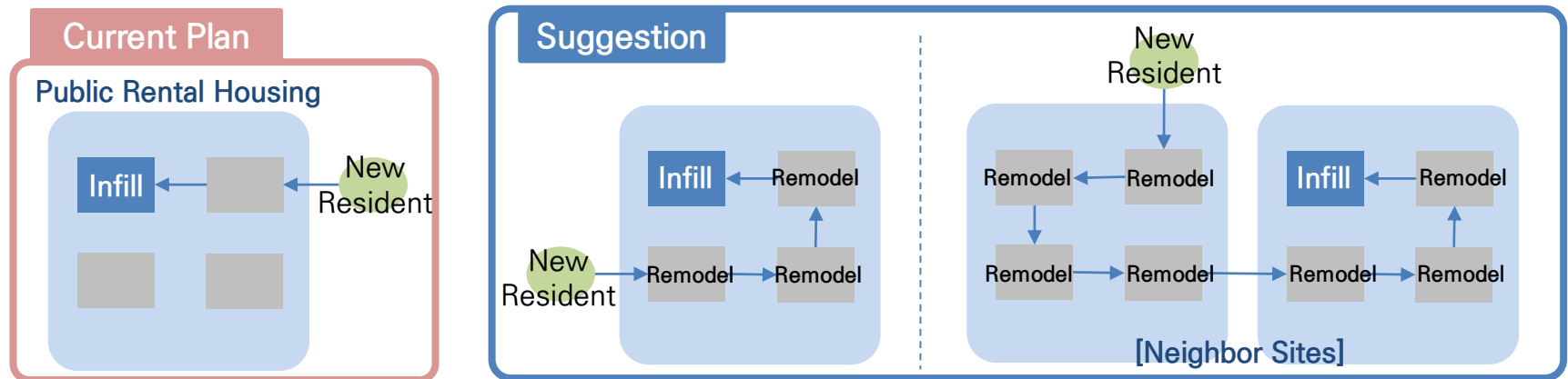
- Infill housing plans ① for the disabled and senior ② for social mix
- Current resident decide which type of infill housing should be planned in each site

	The Disabled and Senior Housing	Social Mix Housing
Purpose	Safe housing and welfare services for the disabled and senior in the site	estate revitalization
Site Selection	Long term(30+ years) public rental housing	Long term(30+ years) public rental housing
New Housing Type	public rental housing for the poorest households	Public rental housing for households below 40% (income) or young people
Eligibility	The disabled and senior in the site	By age and income
Law	Quality Housing and Welfare Service for	Public Housing Resident Act of 2016
Note	-	Law revision required related to eligibility



Revitalizing Current Distressed Units by Resident Relocation

- Planning to both remodel existing housing units and build new housing
- Keeping balance between current and new housing units in terms of physical improvement → decreasing resident opposition to the infill development
- Requesting financial support from the Central Government

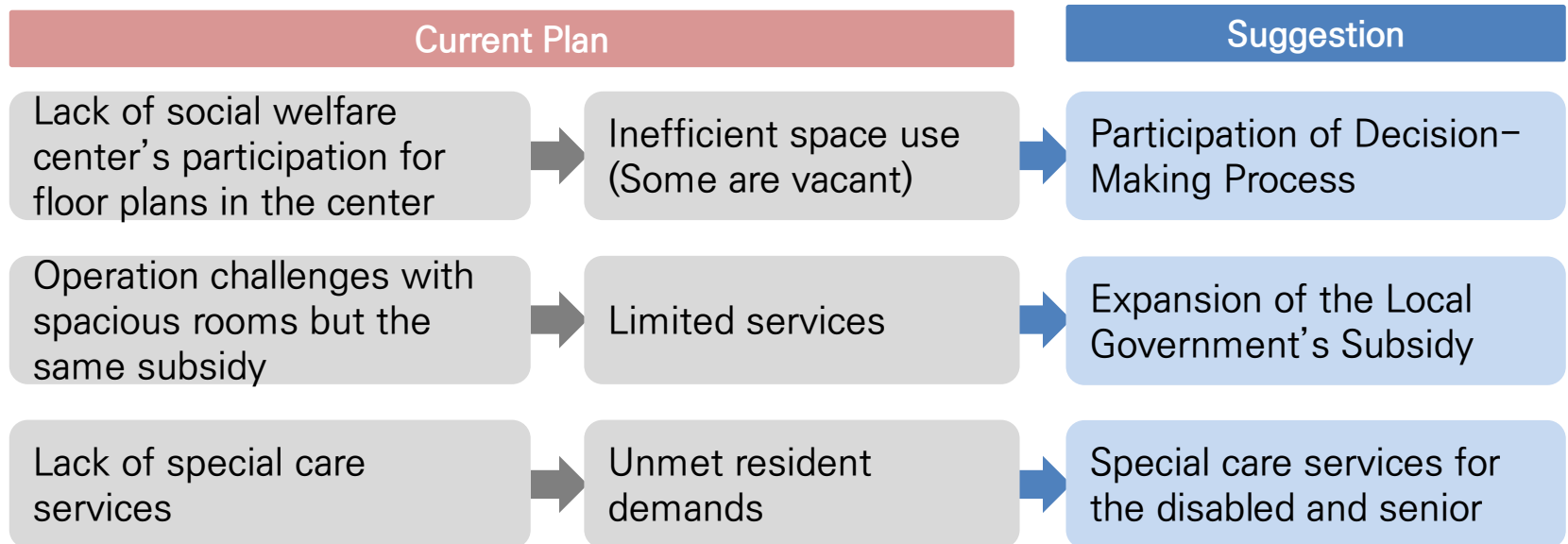


► Remodeling Items: Front Door, Restroom, Kitchen, Floor Plan, Balcony, ETC(Barrier-free, Emergency Call, Motion Detector, Window Replacement, Storage...)



Social Welfare Center : Expanding its Roles as Community-based Centers

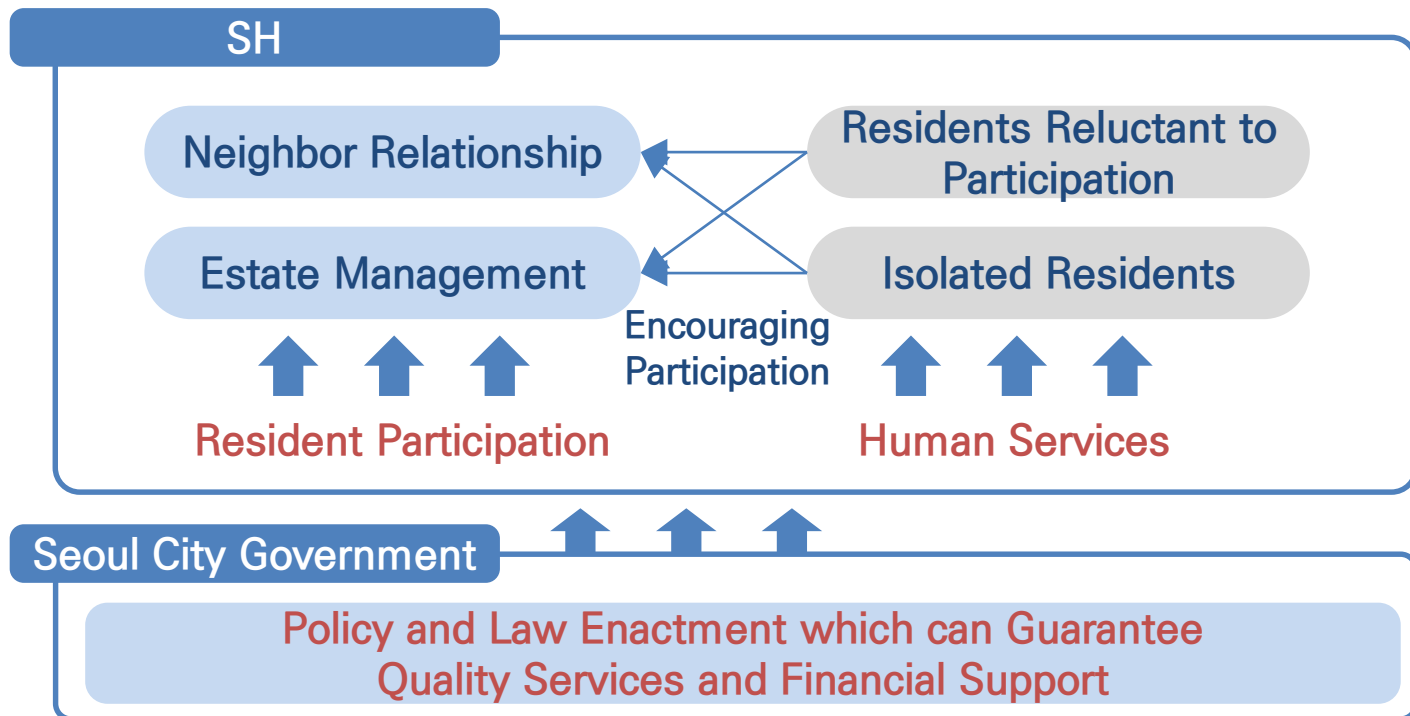
- Social welfare center's challenges: ① limited finance ② limited participation for planning the infill development such as floor plans including special care services





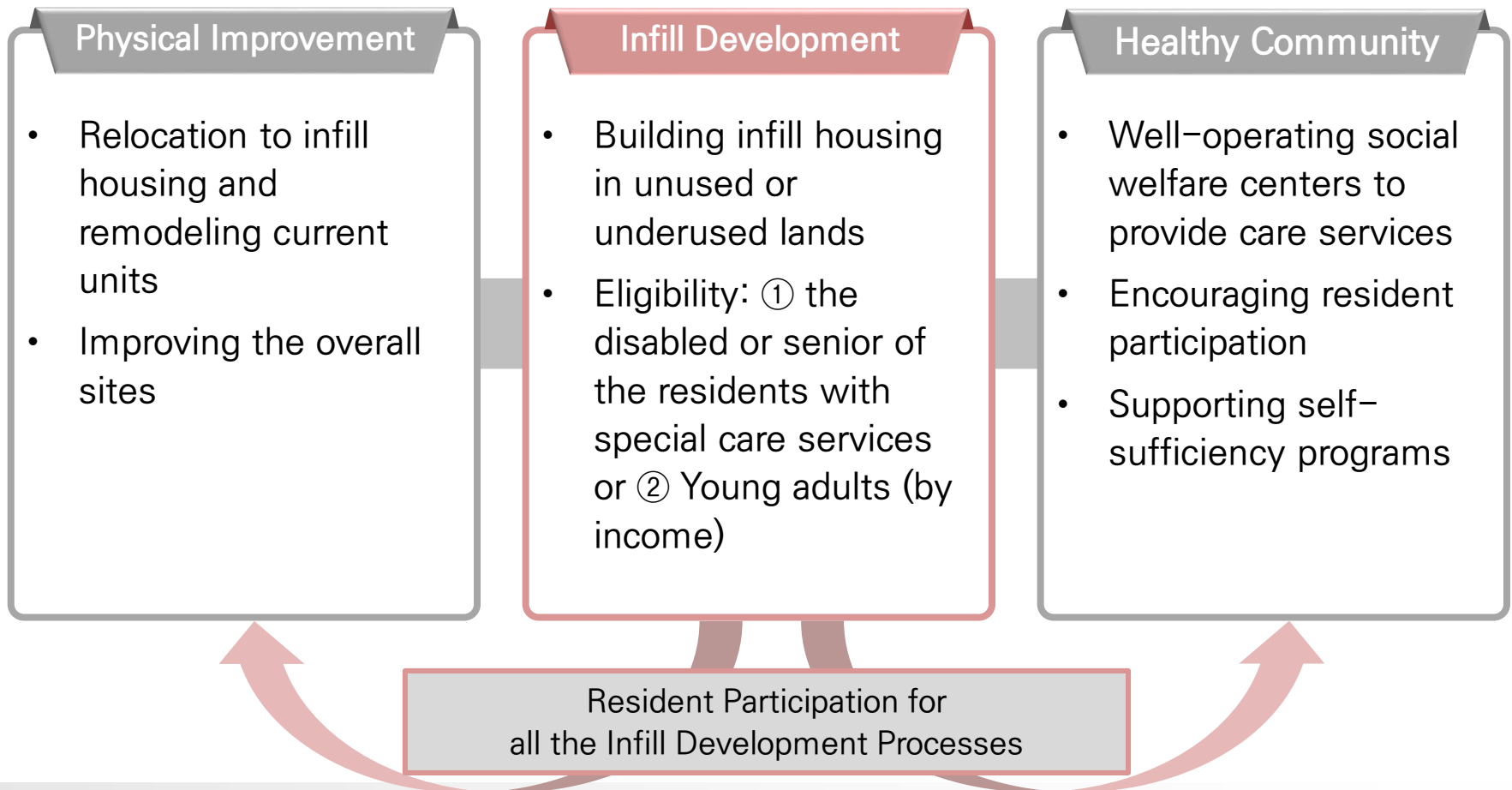
Expanding and Supporting Community Services by Landlord

- Encouraging resident participation in estate management & community programs
- Solving or relieving socioeconomic problems (job seeking, education, etc.)





How to Revitalize Public Housing with Infill Development



Thank you

Q&A

