



URP Report Series

Urban Research Plaza, Osaka City University

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第9回東アジア包摂都市ネットワークワークショップ 報告書

大阪市立大学都市研究プラザ
先端的都市研究拠点編

Edited by Urban Research Plaza

大阪市立大学都市研究プラザ

刊行の辞

本レポートは、2019年9月4日から7日までの4日間にわたって台北市において開催された「第9回東アジア包摂都市ネットワークの構築に向けた国際ワークショップ」における報告のために各報告者が提出した、報告の梗概や資料等を収録したものである。

この第9回のワークショップは、台湾の、National Housing and Urban Regeneration Center、Organization of Urban Re-s (OURS)、および Social Housing Advocacy Consortium が現地オーガナイザーを務め、都市研究プラザをはじめとする台湾、韓国、および香港の複数の研究機関や市民活動団体等がそれに協力するかたちで開催されたものである。

都市研究プラザは、主催者 (organizer) ではなく、共催者 (co-organizer) として名を連ねている。しかしながら、都市研究プラザは、「東アジア包摂都市ネットワークの構築に向けた国際ワークショップ」の開催には、第1回から中心的な役割を担い続けており、第9回に関しても、名目的には共催者であるが、報告者の選定や派遣等に関して大きな役割を演じており、実質的には主催者に近い立場にあった。報告の梗概や資料等を、都市研究プラザのレポート・シリーズの1冊として刊行することとしたのは、そのことを踏まえてのことである。

ちなみに、第1回の「東アジア包摂都市ネットワークの構築に向けた国際ワークショップ」は、2010年に台北市で開催されている。その後、ソウル、大阪、香港、そしてまた台北と、4都市において持ち回りで開催し、今年で9回を数えるに至ったわけである。4都市持ち回りでの開催が、すでに3巡目に入ったことになる。こうした都市問題に焦点を合わせた、学術的のみならず実践的な関心をも合わせ持った国際交流が、長期間にわたって継続していることは、高く評価されるべきであろうと自負している。

なお、今回のワークショップには、「包摂都市に向けての社会革新 (Social Innovation for Inclusive Cities)」というタイトルが付けられている。誰一人も取り残さない「包摂都市」を実現するためには、政治制度や法制度、経済の仕組み、人々の意識や文化等、社会の様々な側面が「革新」されなければならないことと、そうした「社会革新」に向けての取り組みは、台北においても、大阪においても、ソウルにおいても、香港においても、そして、他の多くの都市においても、すでに始まっていることを示したタイトルである。

実際、4日間にわたるワークショップにおいては、その初日である9月4日に、台北における「包摂都市に向けての社会革新」の実相を垣間見ることができる複数のサイトを訪れ、「包摂都市に向けての社会革新」に実践的に取り組んでいる方々から、直接にその取り組みについて話を伺った。そして、2日目と3日目には、台湾、日本、韓国、および香港における「包摂都市に向けての社会革新」の実践例についての報告や、そうした実践の有する含意を検討するより学術的な報告が多数行われ、それを踏まえて、活発な議論が展開された。さらに、最終日である9月7日には、アメリカ、日本、韓国、香港の著名な都市研究者を講演者として招いた、「包摂都市と住宅政策 (Inclusive City and Housing Policy)」をテーマとした国際フォーラムが開催され、「包摂都市に向けての社会革新」についての、さらに深いレベルでの討論がなされた。

そうしたワークショップの様相を伝える本報告書が、今日の都市の現実や都市が抱える

諸問題に関心を抱いている多くの人々に読まれ、研究や実践の参考にしていただけることを期待している。

なお、今回のワークショップの開催には、2018年に香港で開催された第8回ワークショップと同様に、都市研究プラザ教授である全泓奎が代表を務めるトヨタ財団国際助成プログラム対象事業「東アジア包摂都市ネットワークの構築——引き裂かれた都市から包摂型都市へ」へのトヨタ財団からの助成金の一部を活用させていただいた。記して感謝の意を表したい。

大阪市立大学都市研究プラザ所長
阿部 昌樹



第九屆東亞包容城市網絡工作坊

包容城市的 社會創新

The 9th East-Asian Inclusive Cities Network
(EA-ICN) Workshop
Social Innovation for Inclusive Cities

工作坊手冊 Workshop Handbook

2019.09.05-06

集思交通部國際會議中心

GIS MOTC Convention Center



**Social Innovation for
Inclusive Cities 2019**

The 9th East-Asian Inclusive Cities Network Workshop
包容性城市居住政策國際會議

**#Regeneration
#Affordability
#Diversity
#Cooperative**

第九屆 東亞弱勢包容城市網絡工作坊

「包容城市的社會創新」

The 9th East-Asian Inclusive Cities Network (EA-ICN) Workshop " Social Innovation for Inclusive Cities "

會議背景

自 2016 年，臺灣居住政策有了關鍵變革，從過往偏重置產的購屋補貼及國宅出售，轉向與國際接軌的「居住權」保障，積極興辦社會住宅與發展租屋市場。

為持續推展居住改革，我們結合了東亞包容城市網絡（EA-ICN）日本、韓國、香港與台灣的民間團體學者專家，辦理為期四天的《包容性城市居住政策國際會議》，透過深度經驗與案例交流對話，期對台灣居住政策提供建設性的建議。

本次國際會議主題為「包容性城市的社會創新」（Social Innovation for Inclusive Cities），意即，採聯合國揭櫫的「包容城市」（Inclusive Cities）內涵做為居住政策的發展願景，並以「社會創新」（Social Innovation）做為推動實踐的核心思維。

Background

Since 2016, housing policy in Taiwan has changed significantly from encouraging property purchase through buying subsidy and for-sell public housing to protecting housing rights through building social housing and developing rental housing market. In order to maintain the momentum of this housing reform, we invited researchers and experts of the East Asian Inclusive City Network who come from government and civil society organizations in Hong Kong, Japan, Korea, Taiwan, and elsewhere to hold the International Conference on Inclusive City and Housing Policy. Through experience exchanges and case dialogues, we hope to propose constructive advices to Taiwan's housing policy. Themed as Social Innovation for Inclusive Cities, this international conference takes **Inclusive Cities** revealed by the United Nations as our vision of housing policy and **Social Innovation** as the principal thought that guides our advocate implementation.

主辦單位 Organizer

國家住宅及都市更新中心 National Housing and Urban Regeneration Center
OURs 都市改革組織 The Organization of Urban Re-s
社會住宅推動聯盟 Social Housing Advocacy Consortium

日期 Date

108 年 09 月 05~06 日

05 Sept. (Thu.) to 06 Sept. (Fri.) 2019

地點 Venue

集思交通部國際會議中心集會堂
台北市中正區杭州南路一段 24 號 5F

Assembly hall, GIS Convention Center
(5F, No. 24, Sec. 1, Hangzhou S. Rd., Zhongzheng Dist., Taipei City 100, Taiwan
(R.O.C.))

語言 Languages

工作坊採用逐步翻譯，報告者使用當地語言報告，包括中文、韓文、日文。

We will make use of consecutive interpretation into each participating group's local language, such as Chinese, Korea and Japan.

議程 Agenda

DAY1：108年09月05日／05 Sept. (Thu.) 2019

時間 Time	議程 Agenda	
8:40 9:00	報到 Registration	
9:00 9:20	開幕致詞 Opening Address 彭揚凱／OURs 專業者都市改革組織秘書長 Peng Yang-Kae／General Secretary, The Organization of Urban Re-s 阿部昌樹／大阪市立大學都市研究 Plaza 所長 Abe Masaki／President of Urban Research Plaza, Osaka City University 張溫德／國家住宅及都市更新中心執行長 Chang Wen-Te／CEO of National Housing and Urban Regeneration Center	
9:20 9:25	工作坊一：都市與地區再生 Special Session 1: Social Innovation for Urban regeneration 主持人 Moderator：Park Bae-Gyoon／Head of Department of Int'l Relations Center for Asian Cities Director Department of Geography Education	
9:25 10:05	TW	國家級專責機構在臺灣如何面對都市再發展需求-以信義區兒福基地為例 National Housing Authority's Responses to Urban Regeneration: The Site of Child Welfare Center in Xinyi District, Taipei City 林啟賢／國家住宅及都市更新中心 Lin Chi Hsien／Team Leader of planning, National Housing and Urban Regeneration Center
10:05 10:45	JP	以社區居民為對象的防災教育方案 Development of a Disaster Preparedness Program for Local Residents in Osaka CERD 佐伯大輔／大阪市立大學大學院文學研究科 Daisuke Saeki／Osaka City University
10:45 10:55	茶敘 Tea／Coffee Break	

10:55 11:35	KR	邁向都市 commons 的京義線公有地運動：結構性的排除、都市難民與 commons Seoul Gyeongui Line Commons Movement for Urban Commons 김상철 Kim Sang Chul / 都市轉換實驗室 Sangchul Kim / Urban Transition Lab
11:35 12:15	KR	建立都市再生橫向治理的仲介人員教育與培訓 Training and education of mediators to establish the horizontal governance of urban regeneration 任東昱 / 韓國外國語大學 Dong-uk IM / Hanku Univ. of Foreign Studies
12:15 12:25	綜合交流 General Discussion	
12:25 13:25	午餐 Lunch Break	
13:25 13:30	工作坊二：可負擔住宅 Special Session 2: Social Innovation for Affordable housing 主持人：呂秉怡 / 崔媽媽基金會執行長 Moderator : Lu Ping-Yi / CEO, Tsuei Ma Ma Foundation for Housing and Community Service	
13:30 14:10	HK	在香港發展社會房屋的挑戰 Challenges in developing transitional housing in Hong Kong 陳國光、胡加沂 / 香港社區組織協會 Chan Kwok Kwong, Jacky and WU Ka Yi, Esther / Community Organizer of Society for Community Organization
14:10 14:50	KR	與始興市一起思考如何解決兒童的居住貧困問題－正往地區為改善兒童居住環境的網路活動 Community Efforts for Children's Right to Housing: Jeongwang Area Child Housing Condition Improvement Network 손현미 / 正往綜合社會福利館 차선화 / 始興市居住福利中心 Son Hyun Mee / Jungwang Community Welfare Center Cha Sun Hwa / Siheung Housing Welfare Center

14:50 15:30	KR	<p>首爾住宅公社對於設施福利轉向住宅福利的貢獻 SH's Contribution in a Transition Stage of Supportive Housing Policy; From Facility Welfare to Community Welfare</p> <p>Seonghee Cheon／首爾住宅公司 Seonghee Cheon／SH corporation</p>
15:30 15:40	茶敘 Tea／Coffee Break	
15:40 16:20	JP	<p>活化住宅社區內空屋以邁向“微笑生活”的相關措施 The activities of supporting to “ Live in joyful smile ” at an apartment housing</p> <p>吉本馨／大阪府住宅供給公社 Kaoru Yoshimoto／Osaka Prefectural Housing Corporation Prefectural Housing Corporation</p>
16:20 17:00	TW	<p>從 0 開始的社區-臺北市公共住宅青年創新提案計畫 Building a community from zero: Young Adults' Community Involvement Program of Social Housing in Taipei</p> <p>施汎昀／原典創思規劃顧問公司 Shin Fan- Yun／Collaborative O. Company</p>
17:00 17:10	綜合交流 General Discussion	
18:30-	晚餐 Dinner	

Sept.
05

DAY2 : 108 年 09 月 06 日 / 06 Sept. (Fri.) 2019

時間 Time	議程 Agenda	
8:40 9:00	報到 Registration	
9:00 9:05	工作坊三：社會多樣性與社區營造 Special Session 3: Social Innovation for Diversity 主持人：全泓奎 / 大阪市立大學都市研究 Plaza 教授 Moderator : JEON Hong-Gyu / Professor, Osaka City University Urban Research Plaza	
9:05 9:45	TW	有溫度的居住實踐-新居住模式的拓展與推廣 Warm-hearted Housing Practices - The Promotion of New Ways of Living 蕭舒云 / 臺北市政府社會局 Hsiao Shu-Yun / Department of Social Welfare, Taipei City Government
9:45 10:25	JP	FMWaiWai 的 24 年，將阪神・淡路大震災中的發現加以發揚於災後復興的社區營造 24 years of FMYY activities, In the Great Hanshin-Awaji Earthquake, we realized that the city was a gathering of diversity 金千秋 / 特定非營利活動法人 FM WaiWai Chiaki Kim / FMYY
10:25 10:40	茶敘 Tea / Coffee Break	
10:40 11:20	KR	移民找房、就業的困難和實例 Difficulties and cases of finding house, lack of jobs for immigration Ireshadilani Perarahaessage / Talk-to-me

11:20 12:00	HK	<p>為無家者／弱勢社群建構一個新社群：與人重新連結的協作式共住計劃</p> <p>“How the collaborative co-housing project helping under-privileged to integrate into an inclusive system by reconnecting with others and forming a new community”</p> <p>Wai Ling- Shih, Angel／基督教關懷無家者協會 Wai Ling- Shih, Angel／Christian Concern For The Homeless Association</p>
12:00 12:10	綜合交流 General Discussion	
12:10 13:10	午餐 Lunch Break	
13:10 13:15	<p>工作坊四：合作經濟</p> <p>Special Session 4: Social Innovation for Economy</p> <p>主持人：孫一信／社會福利總盟秘書長 Moderator : Sun I-Hsin / General Secretary, Taiwan Social Welfare League</p>	
13:15 13:55	HK	<p>共住共生 香港低收入單親家庭的過渡性社會房屋</p> <p>Co-housing and Co-living: Social housing for low-income single parent families in Hong Kong</p> <p>Yee-Ting Mak／聖雅各福群會社會房屋組 Yee-Ting Mak / Social Housing Team, St. James' Settlement</p>
13:55 14:35	KR	<p>東子洞雅房村的社區銀行 - 小屋社區協同會的故事</p> <p>“Sarangbang Village Residents Cooperative Association”, The Barrierless Bank of Dongja-dong Jjok-bang-chon</p> <p>Young-gi, YU／東子洞小屋社區協同會 Young-gi, YU / Dongja-dong Sarangbang Cooperative Association</p>
14:35 14:45	茶敘 Tea / Coffee Break	

14:45 15:25	JP	<p>將農轉為食與職—從小小的農業現場所開啟對於未來的挑戰</p> <p>Agriculture to be Food and Job: Challenge for Future from Small Agriculture Field</p> <p>小島希世子／株式會社 ETO 菜園董事長、特定非營利活動法人農 SCHOOL 代表理事 Kiyoko Ojima／Etonaen</p>
15:25 16:05	TW	<p>街頭作為包容城市的一環：非正式空間與都市貧窮的行動與想像</p> <p>Inclusive City and Inclusive Street: Taking Action and Creating Collaboration among Urban Poor in Informal Space</p> <p>巫彥德／人生百味 Wu Yen-Te／DO YOU A FLAVOR</p>
16:05 16:15	綜合交流 General Discussion	
16:15 16:25	休息時間 Break Time	
16:25 17:00	<p>綜合討論：關於本屆 ICN 工作坊總結</p> <p>Summary and Prospect on 10th ICN @ Seoul</p> <p>主持人：彭揚凱／OURs 專業者都市改革組織秘書長 Moderator：Peng Yang-Kae／General Secretary, The Organization of Urban Re-s</p>	
18:30-	晚餐 Dinner	

Sept.
06



**Social Innovation for
Inclusive Cities 2019**

包容性城市居住政策國際會議

The International Conference in Inclusive City and Housing Policy

108年09月04~07日 04 Sept. (Wed.) to 07 Sept. (Sat.) 2019

主辦單位 Organizer

國家住宅及都市更新中心 National Housing and Urban Regeneration Center
OURs都市改革組織 The Organization of Urban Re-s
社會住宅推動聯盟 Social Housing Advocacy Consortium

協辦單位 Co-organizer

大阪市立大學都市研究 Plaza Osaka City University, Urban Research Plaza
臺灣大學建築與城鄉研究 National Taiwan University, Graduate Institute of Building and Planning
台灣芒草心慈善協會 Homeless Taiwan Association
台灣社會福利總盟 Taiwan Social Welfare League
勵馨社會福利事業基金會 The Garden of Hope Foundation
育成社會福利基金會 Yu-Cheng Social Welfare Foundation
臺北市政府社會局 Department of Social Welfare, Taipei City Government
臺北市政府都市發展局 Department of Urban Development, Taipei City Government
地下勞動合作社 Underground Worker Cooperative
台北市臻佶祥社會服務協會 Jen Ji Shiang Social Service Institute, Taipei City
人生百味 Do You A Flavor
原典創思規劃顧問公司 Collaborative O. Company
臺灣夢想城鄉營造協會 Taiwan Dream City Building Association
台灣社區實踐協會 Taiwan Community Practice Association

贊助單位 Sponsor

中華民國牙醫師公會全國聯合會 Taiwan Dental Association
中華民國醫師公會全國聯合會 Taiwan Medical Association
新北市土木技師公會 New Taipei City Professional Civil Engineers Association
瑪利亞社會福利基金會 Maria Social Welfare Foundation



國家住宅及都市更新中心

OURs
都市改革組織
The Organization of Urban Re-s





National Housing Authority's Responses to Urban Regeneration: The Site of Child Welfare Center in Xinyi District, Taipei City

Director of planning,
National Housing and Urban Regeneration Center
Lin, Chihshien

2019.09.05

國家級 中央機構 那個內政部管的做住宅跟都更的
National Housing and Urban Regeneration Center 本中心 國家住宅及都市更新中心

住都中心

What We are ?

國家住都中心

HUR
C

住都

~~都更中心~~
(這是台北市的啦!!)

國家住宅及都市更新中心
NATIONAL HOUSING AND URBAN REGENERATION CENTER





致力於以專業且具彈性的獨立角色，協助政府社會住宅之營運管理及推動政府主導都市更新政策，積極維護國民權益、創造整體國民福祉。

國家住宅及都市更新中心

National Housing and Urban Regeneration Center

為推動住宅及都市更新政策之行政法人

基本資料



臺北市中山區民生東路一段21號
(前身為菸酒公賣局中山配銷處，也曾經是
台北市的都市更新前進基地URS21)

<https://www.hurc.org.tw/>



2018.08.01

國家住宅及都市更新中心設置條例施行

成長背景

臺灣有**1/2**以上房子需要更新

達成**8年20萬戶**社會住宅目標



設置專法成立由內政部監督之專責行政法人

專長

營運管理社會住宅



主導公辦都更新



價購國有房地參與危老



執行研究發展



落實人才培訓



規劃社會住宅



3

Vision

好宅 × 都市更新

好厝邊 × 社會住宅

好所在 × 鄰里環境

給都市更美好的環境

4

SUSTAINABLE DEVELOPMENT GOALS



5

國家住宅及都市更新中心
National Housing and Urban Regeneration Center



Faith

創新社會住宅品質及價值

主動式管理，提供多元共居及優質居住環境

創造城市公益

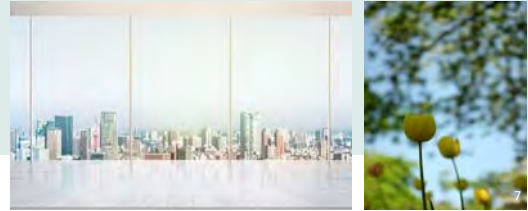
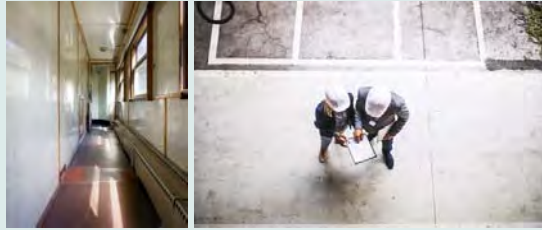
以都市更新結合地區發展特性，共創城市最大公益

跨界合作

與民間專業單位與中央及地方合作

公平公正公開

訊息主動公開、作業透明化



What we are doing ?

社會住宅營運管理
政府主導都市更新



Social Housing 臺灣規模最大社會住宅，基地面積合計為9.93公頃，共34棟大樓、3,490戶

A區 國際創業聚落
B區 多元公益基地
C區 NPO 愛心大集合
D區 公共藝術紮根

服務設施完善 滿足生活需求 公共服務在地化 公共藝術紮根

Project 解決問題·放眼未來
 $8+N \rightarrow \infty + N = A^+$

Faith
 權益保障公開透明
 尊重紋理共創公益
 多元合作永續經營

01 圓山
02 兒福B
03 兒福A
04 中山女中
05 嘉興街
06 行二行三
07 板橋浮洲
08 新竹建功

What We Done at The Site of Child Welfare Center in Xinyi District, Taipei City?



VIWH UHYIHZ

兒福A
A1
A2

市民大道六段
永吉國中
興雅國小
永吉路
松信路
忠孝東路五段

松山車站
永春捷運站
市政府捷運站

臺北機廠
台灣水泥股份有限公司臺北水泥製品廠

- 基地位處臺北市信義區
- 分別位處永吉路南、北兩側，即市民大道六段/忠孝東路五段間的六個街廓
- A基地目前由私人租用，興建職訓中心及宿舍使用
- B基地部分由私人租用，興建幼兒園營運中
- 鄰近捷運站，信義計畫區及松山車站等商圈
- 周邊開放綠色空間資源豐富

兒福B
B3
B1
B2
B1-2

台北兒童福利中心成立於1969年，首創全國第一所安置教養、幼兒教育、國小安親、社區服務等多元化綜合性之兒童福利服務機構，同時設有：

(一)育幼家庭
安置3至18歲之貧苦失依或受保護之兒童少年，促進兒童身心健全發展，以回歸原生家庭或社會。

(二)幼兒園
收托2至6歲幼兒，提供幼兒多元學習環境。收托發展遲緩兒，實施融合教育進行個別輔導。

(三)課後照顧服務
收托國小課後1至6年級兒童，安排多元豐富的學習活動。

財團法人中華文化社會福利事業基金會附設職業訓練中心，成立於1963年，原隸屬中國災胞救助總會，現更名為中華救助總會，83年經內政部核定改隸財團法人中華文化社會福利事業基金會。辦理任務訓練，培訓社會人士獲得專業技能，輔導參加技能檢定，結訓推介就業，以提昇企業人力品質，廣儲國家人力資源為目標。

Know How

以圓舞曲的平民化格調體現都市更新精神，第一拍低下來，再接再升高，形成波浪式的移動；以中心持有的土地為核心，帶動周邊社區的都市更新事業

相擁的舞姿，取得全部所有人認同

- 掌握更新基地內建物及進占情形，規劃多元方案啟動協商機制。
- 將地方需求納入未來基地規劃設計考量。

擺盪與轉身，分期分區開發

- 優先與建物使用者洽談，先建後拆提供安置方案。
- 規劃中繼使用方案，滿足基地內與周邊都市更新案之安置需求。

騰空·再生
Like a Dance of Walzer

兒福A、B-雅藝富的
都更圓舞曲



Whs4 B1-1及B1-2招商興建
B1-2違占安置至B1-1

A基地儲備量能籌備推動

B3-2 B1-1 B1-2
B2 種子基地
逐步整合 招商啟動



Whs5 A1職訓中心權值移至B1-1

職訓中心
權值

A1權值移至B1-1
完成拆遷辦理招商
A2基地持續整合

B3-2 B1-1 B1-2
B2 興建完成
持續整合

B2幼兒園
權值

A-1

A-2

B1-2

B1-1



A1完成興建

A2整合完成
辦理招商

B3-2
B2
陸續招商

B1-1、B1-2
興建完成

原有違占建戶
安置

Whs6 B2幼兒園權值移至B1-1
A2、B2、B3-2陸續招商

兒福A-友善環境，機能接軌新世代

臺北市信義區兒福A都更案



計畫亮點

- 騰空原為中華職訓中心的1.4公頃基地
- 導入新興產業想像，職住合一
- 提供社區活動空間滿足里民需求
- 大面積開發點燃地區更新火種

開放空間集中留設

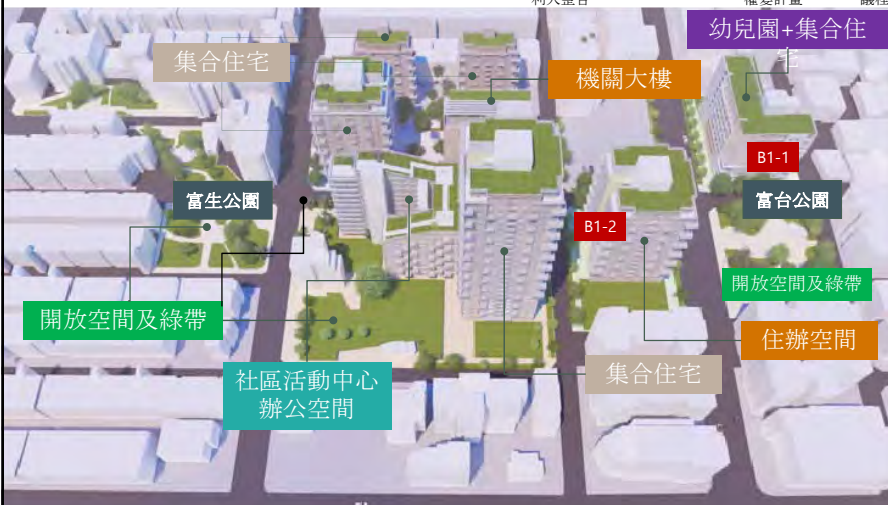
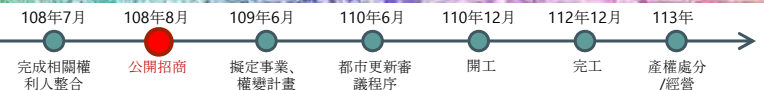


指標性通用住宅

低樓層規劃公共服務空間
回應地區需求

兒福B--動能延續，綠廊串聯好生活

臺北市信義區兒福B都更案



計畫亮點

- 兒福中心的幼教機能無縫接軌，英才培育不斷電
- 既有建築及違占戶協議安置，居住正義不能少
- 強化通用設計，樂齡環境在地好
- 延續信義及松山商圈的活動能力，都市服務齊備妥
- 打造街區立體綠色走廊，城居生活雅藝富

兒福B-1、B-2基地空拍基地位置示意圖





地主權利維護：公平公正公開透明

公私部門合作-自己的社區自己造

透過社區參與
新的都市發展
輪廓正在被居
民們積極討論



建立安全綠色路廊

預留人行空間，結合行道樹、退縮綠帶設計，創造人行、腳踏車皆可安心使用之路廊

延續地區活力

基地周邊地區性商業活絡，規劃沿街中、小型商舖，延續地區商業活力

巷弄空間與都市計畫的重新調整

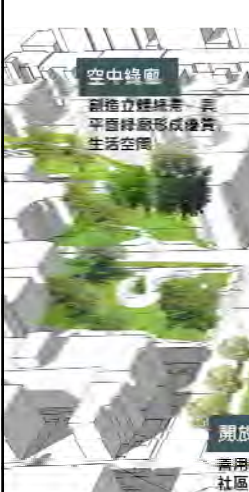
透過更新手法，用地整合規劃，留設公共設施，改善地區環境



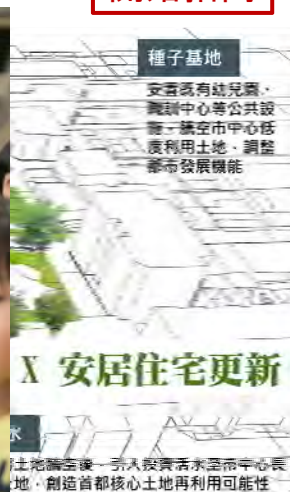
舊違占戶安置：居住權益合理保障

實踐《經濟社會文化權利國際公約》「適足居住權」的公法上義務

B1-1, B1-
將於
2019
開始招商



空中綠廊
創造立體綠廊，
平面綠廊形成優質
生活空間



種子基地

安置現有幼兒園、
調訓中心等公共設
施，構建市中心核
心區，調整
都市發展機能

X 安居住宅更新

注地臨空線，引入投資商水型市中心長
地，創造首都核心土地再利用可能性



公辦都更案 成功要素連線實果！



3 W I # 7 V Q T [#
K J
& G I K P P K P I w t t

地域住民を対象とした防災教育プログラム

佐伯大輔
大阪市立大学大学院文学研究科
大阪市立大学都市防災教育研究センター

1. はじめに

- 日本では、最近、大災害が頻発している。
- 災害から身を守るには、「公助」では、不十分であり、「自助」や「共助」が必要である。
 - ➡ 平時から、地域住民が災害対応行動を学び、近隣どうし助け合う行動を学ぶ必要がある。
 - ➡ 大阪市立大学都市防災教育研究センター(CERD)では、地域住民を対象とした防災プログラムを開発

2. コミュニティ防災教室

- 「リスク学習」、「対応訓練」、「環境改善」の3要素
- 地域住民10～20名を対象に、講義・演習
1週間に1回(90分)を、10回前後実施

(1) リスク学習

- 自分が住むまちの災害リスクについて学習
- 講師は、理学・工学・生活科学分野の大学教員
- 講義、まち歩き、防災マップ作成



図1. まち歩きの様子



図2. 防災マップ作成の様子

(2) 対応訓練

- 災害時に適切な行動を取るための知識・スキルを学習
- 講師は、医学・看護学・運動生理学分野の大学教員
- 講義、応急処置、トリアージ、衛生管理、避難に備えた体力増進



図3. 応急処置訓練の様子



図4. 消火器操作訓練の様子

(3)環境改善

- 災害時への備えとしての行動を促すための講義・演習
- 備蓄品や非常持ち出し袋の準備状況の把握、
避難所や避難場所の確認
防災資機材の準備状況の確認等
- 平時からの近隣住民との間の人間関係の構築

3. プログラムの効果

- コミュニティ防災教室の実施前後で、災害に関する知識、災害への備えの程度等を評価

➡ 災害の知識や備えの程度は促進された。

➡ 近隣住民との人間関係や、災害に対する不安は必ずしも変化なし

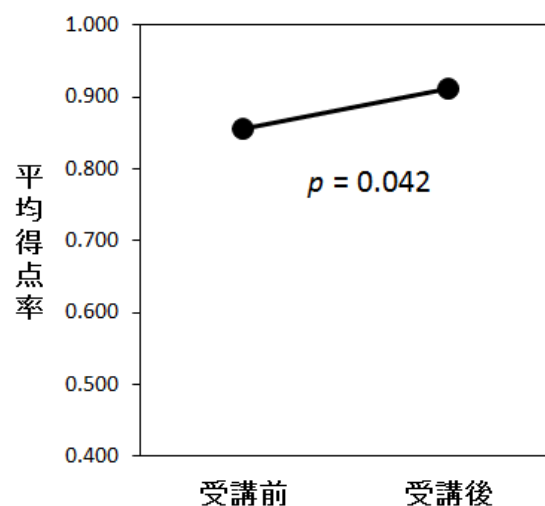


図5. 地域の災害についての知識

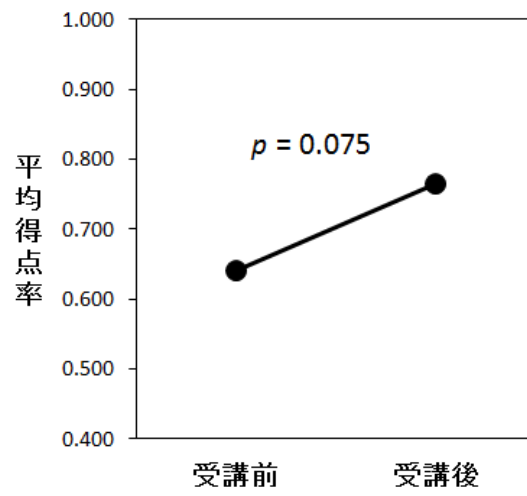


図6. 災害への備え

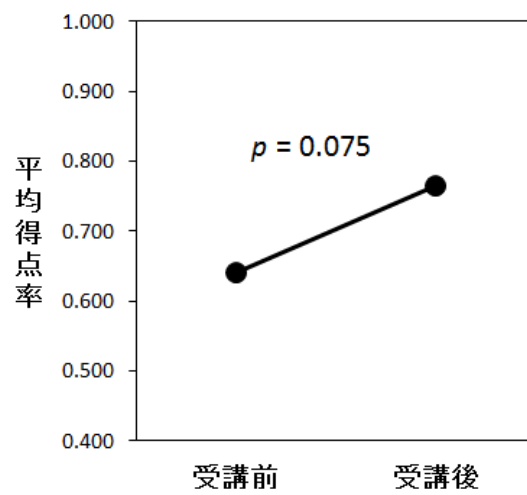


図6. 災害への備え

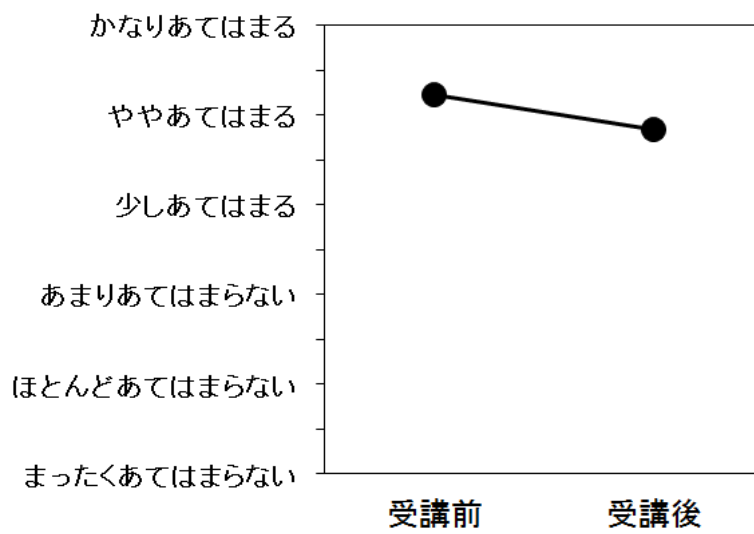


図7. 「災害時声かけをしに行く人が近隣にいる」への回答

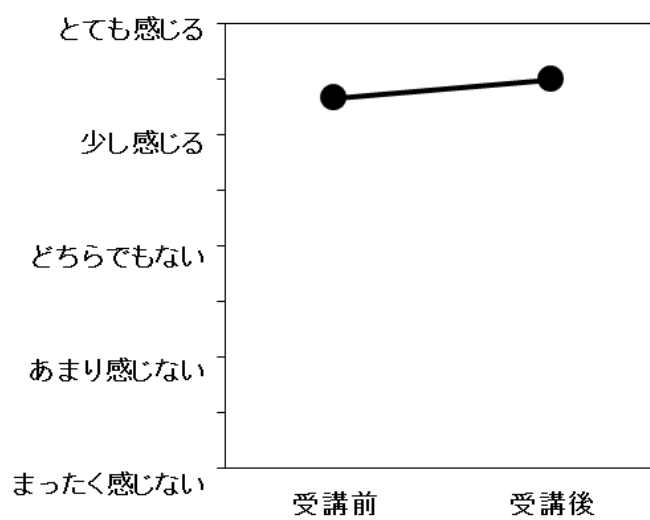

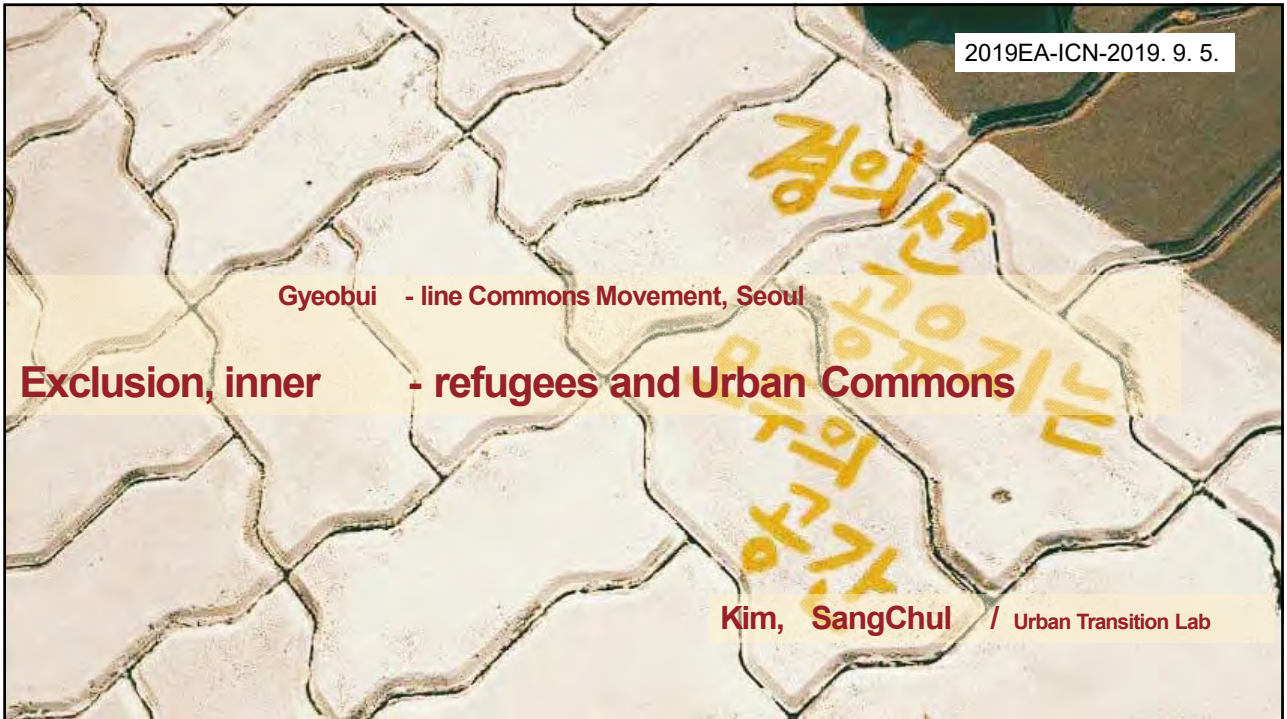


図8. 大地震に対する不安

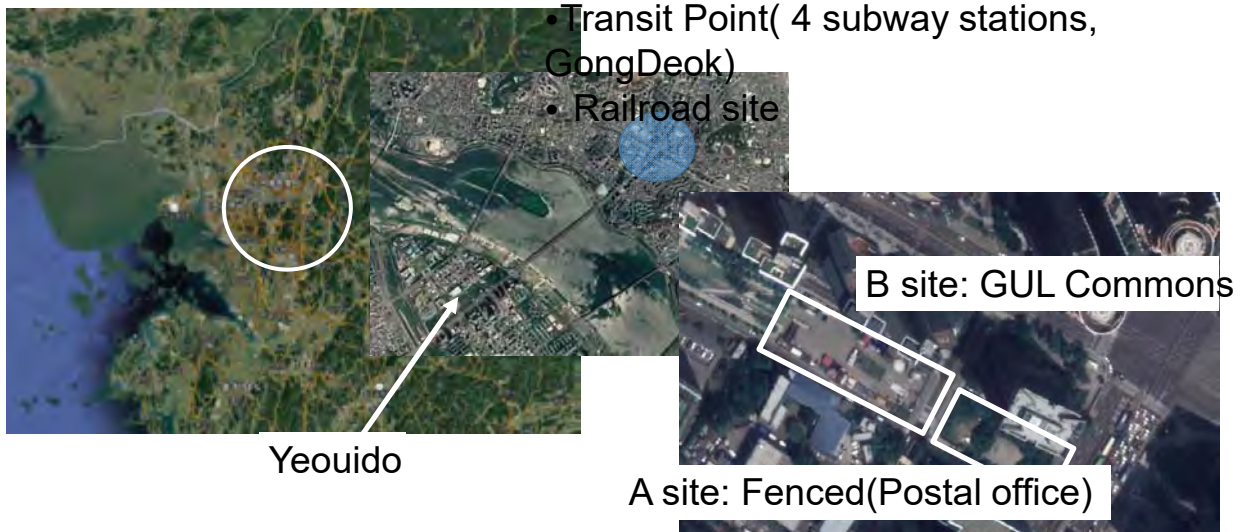
4. おわりに

- 今回開発したプログラムは、個人レベルでの防災力を促進するには有効であるが、コミュニティレベルでの防災力を促進するには不十分

 今後の課題として、平時から、コミュニティメンバー間の交流を促進する必要がある。



Where



Where

Forest Park

- 11 Temporary Buildings
- 1 main Garden, 20~ Plant Box
- 2 Squares



Story # 1



- 1905년 용산역-신의주역 구간 개통
- 1953년 문산역-개성역 구간 폐지
- 2000년 615 남북 공동선언, 본선 연결 합의
- 2007년 경의선 남북 연결 구간 간의 시험 운전
- 2009년 경의선 기본조사 및 기본계획 연구용역
- 2010년 철도시설공단과 토지무상 협상 진행(서울시)
- 2011년 도시계획시설(공원) 결정, 공원조성계획 결정
- 2016년 공원 준공(457억원, 3단계)

Story # 2-1

평평평평 평평평평 평평평평 평평평평 평평평평

이랜드공덕(주) 개발사업 현황

- 2011년 사업주관자 모집
- 2012년 사업추진협약 체결, 출자회사 설립(이랜드공덕(주))(30년+α)
- 2013년 지구단위계획(안) 접수(이랜드공덕(주))
- 2016년 사업제안서(안) 접수 사전협의 도시계획변경 사업제안서 접수 (이랜드공덕(주)-> 마포구청)
- 2018년 사업추진 정체

Story # 2-2

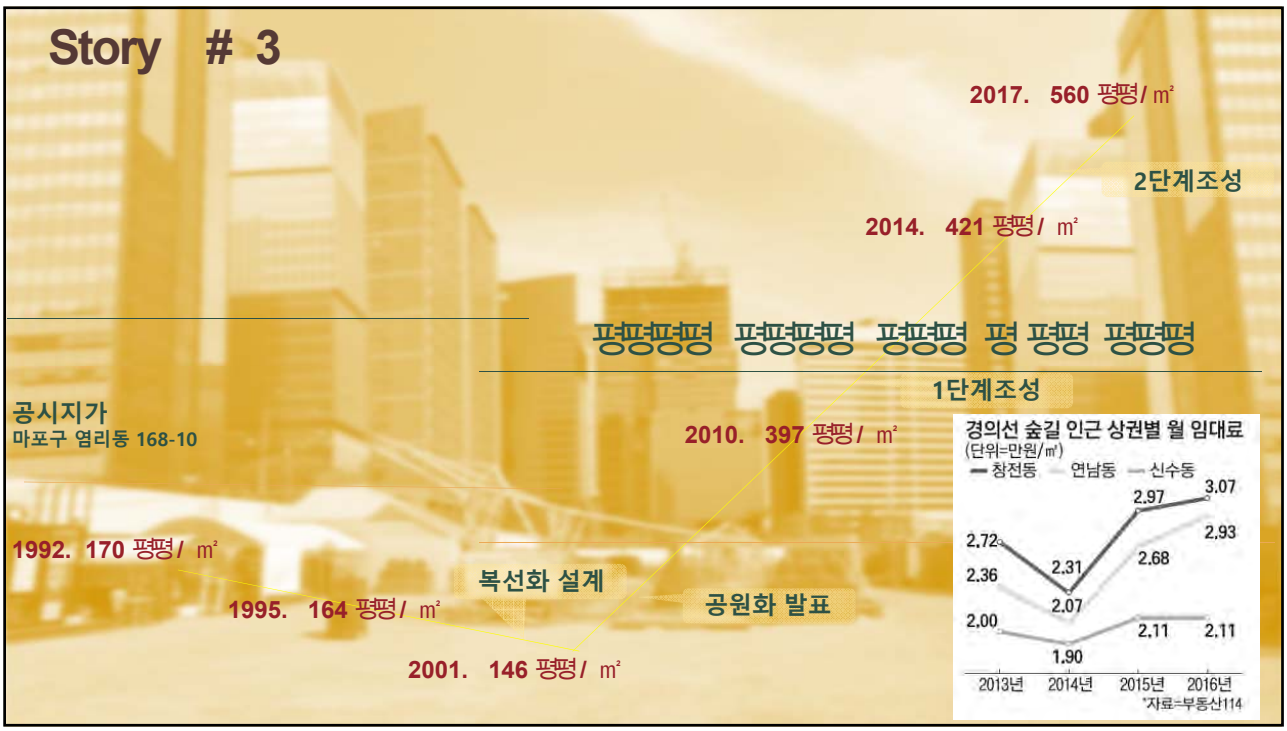
- 10쪽의 협약서에 의해 사업추진
- 30년의 사용기간(공사기간 제외)
- 사용 용도가 명시되어 있지 않음

사업명	사업추진 현황	협약 체결일	SPC 성립일	채공일	준공일	사업규모*	수입상차액**
서강역 복합시설 개발사업	인허가중	2014.11.03	2014.11.07	2019.04 (예정)	-	약 312억원	철도시설기여금 19억원 점용료 636억원/년
홍대입구역 복합시설 개발사업	운영중	2008.10.08	2008.12.02	2016.09.30	2018.07.25	약 1,460억원	철도시설기여금 153억원 점용료 2,400백만원/년
공덕역 복합시설 개발사업	운영중	2010.06.30	2010.10.01	2014.06.05	2017.01.13	약 1,825억원	철도시설기여금 91억원 점용료 2,333백만원/년

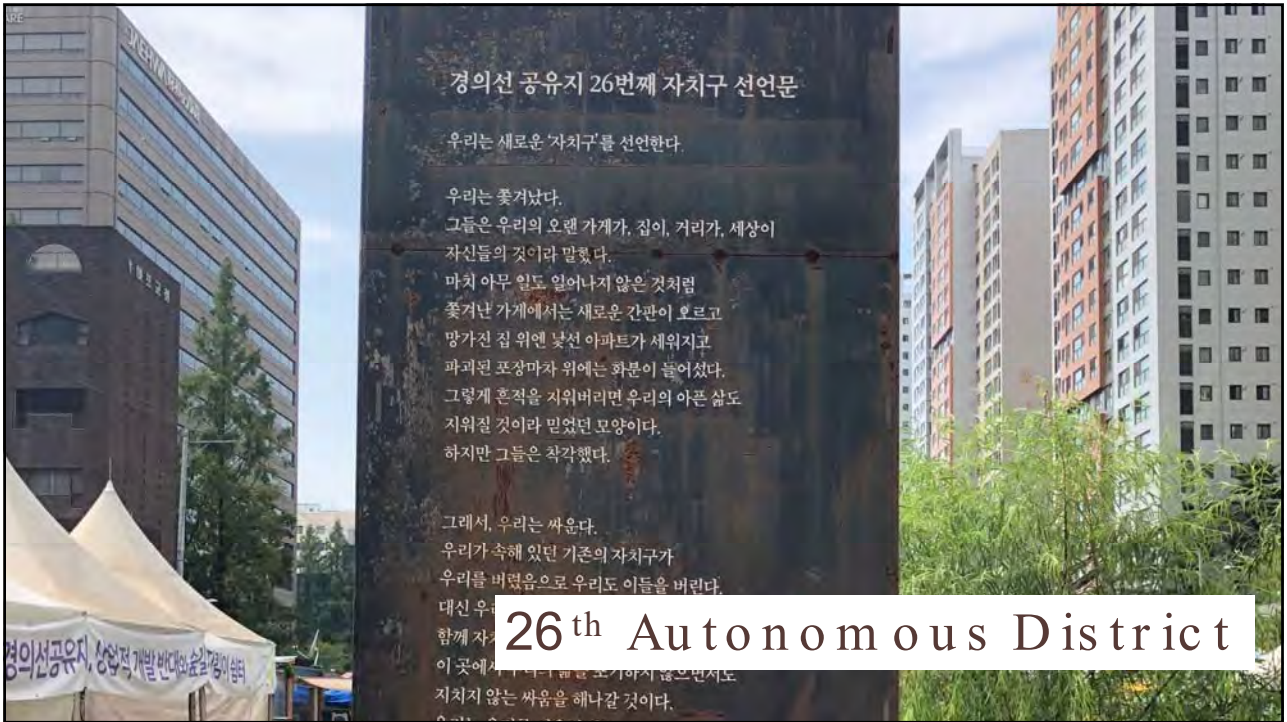
*hundred million Won
** million Won/Yr.

한국철도시설공단, 경의선역세권개발계획 추진현황, 2018

Story # 3



Refugees, 26th districts and Urban Commons



Refugees



Refugees



1966 ~ 1977 seoul's territory re-arrangement
19,000 House s demolished

Now?

Dism antle d house
Seoul 47,922/national 117,730(2017Yr.)

Think about Commons

public (adj.) late 14c., "open to general observation," from Old French *public* (c. 1300) and directly from Latin *publicus* "of the people; of the state; done for the state," also "common, general, public; ordinary, vulgar," and as a noun, "a commonwealth; public property," altered (probably by influence of Latin *pubes* "adult population, adult") from Old Latin *poplicus* "pertaining to the people," from *populus* "people" (see **people** (n.)).

common (adj.) c. 1300, "belonging to all, owned or used jointly, general, of a public nature or character," from Old French *comun* "common, general, free, open, public" (9c., Modern French *commun*), from Latin *communis* "in common, public, shared by all or many; general, not specific; familiar, not pretentious." This is from a reconstructed PIE compound **ko-moin-i-* "held in common," compound adjective formed from **ko-* "together" + **moin-*, suffixed form of root **mei-* (1) "to change, go, move," hence literally "shared by all."

<https://www.etymonline.com/>

Transition

Alternative

Present

Citizen
Social Value
Occupation
Use/Repair
common

요구와 의무에서 책임과 권리로 가
격으로 환원되지 않는 새로운 가치
누구의 것이냐가 아니라 누구에게 필요한가로 쓰
고 버리는 것이 아니라 계속 고쳐서 쓰는 것으로
누구에게나 열린 곳에서 누구에게나 속하는 곳으로

Owner/Dweller
Economic Value
Property
Consumption
public

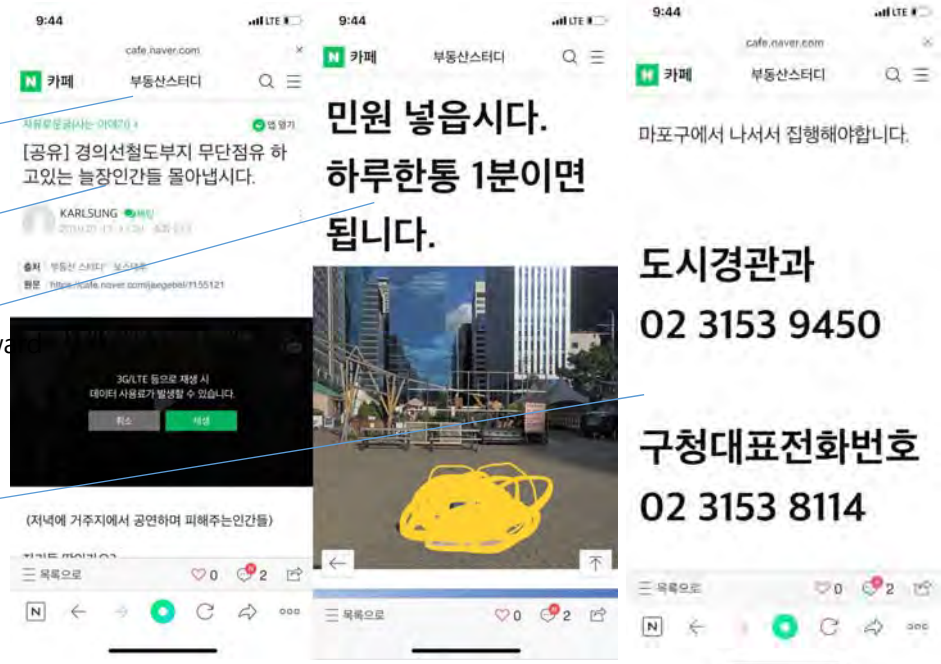
Transition

Online café
'real estate study'

Let's drive it away!

Let's put complaints toward
Office once a day

Office phone number



마포구에서 나서서 집행해야합니다.

도시경관과
02 3153 9450

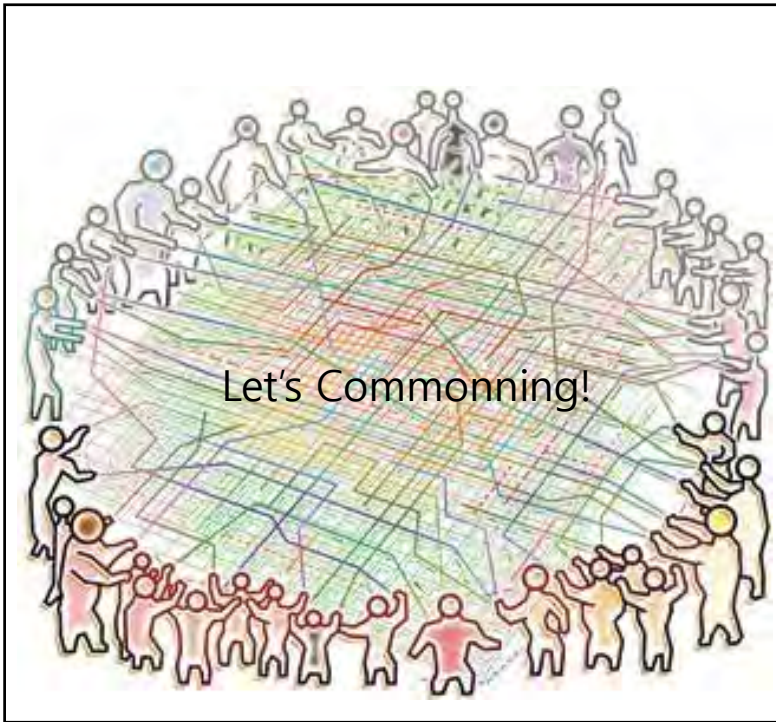
구청대표전화번호
02 3153 8114

Think about Commons



대안공유지 계획의 가치 : 행동, 내용, 목표의 차원

행동의 차원	내용의 차원	목표의 차원
공유, 생태	지식, 문화, 예술	융합, 혁신
일시적 사용을 통한 공간의 새로운 공유 이용하는 경장과 도시 공원 모델	대학 담장을 넘어선 지식 생산모델 지식커먼즈 혁신센터	학문지식 - 시민문제의 융합 시민연구지원
자원순환형 공간 운영 모델 동본위화해 화장실, 도시폐기물 재활용	도시재생이 문화적 개입 공공예술 실험실, 시민을 위한 디자인	도시공원의 대안적 관리방안 모색 직접 관리이고 운영하는 공원 커먼즈



경의선습길 공사가 진행되기 전의
홍대역 부근 경의선 철길. 2009.

도시재생의 수평적 거버넌스 구축을 위한 미디어이터의 교육 및 훈련 필요성

Training and Education of 'Mediators' to Establish
the Horizontal Governance of Urban Regeneration

5th Sep 2019

Dong-uk IM

(Hankuk Univ. of Foreign Studies)

도시재생에서의 충돌 Collisions during Urban Regeneration

- 급속한 산업화, 현대화, 세계화의 성장 시기가 끝나가고 있다. 대만, 홍콩, 한국, 일본 등 동아시아의 도시들은 인프라 기능의 작동에서 하강 곡선을 그리기 시작했다.
- 쇠퇴해가는 도시에 활력을 불어넣고 다시 사람이 살 만한 곳으로 탈바꿈시키는 도시재생 사업이 진행 중이다.
- 도시를 되살린다는 것은 경제적으로 활력을 불어넣고 주민들에게 희망을 주는 작업이다. 그러나 현실에서는 여러 주체들이 저마다 원하는 것이 달라서 의견 충돌을 겪는다.

도시재생에서의 충돌 Collisions during Urban Regeneration

Resistance against Over-Tourism



Demonstration of Village Residents

도시재생의 초점 Focus of Urban Regeneration Project

- 도시재생에 대한 초점은 사회 섹터에 따라 달라진다.
- 규모와 비용으로 인해서 개인 또는 민간의 작은 차원에서는 추진력을 얻기가 쉽지 않다. 특히나 도시의 특정 구역 전체를 낡은 인프라부터 재정비하는 경우에는 천문학적 비용이 요구될 수밖에 없다.
- 특정 구역과 도시 전체를 변화시키는 작업은 결국 중앙정부 또는 지방정부가 주도해서 사업을 진행할 수밖에 없다. 이들의 입장은 시민들의 시각과는 다르다.

도시재생의 초점 Focus of Urban Regeneration Project

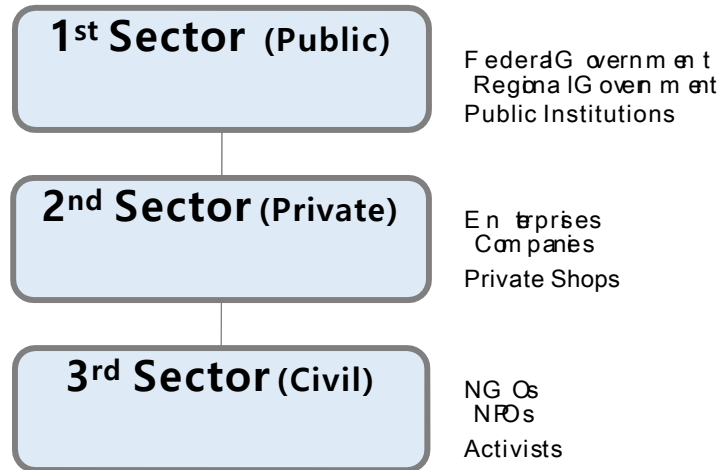


Governmental vs. Residential Goal of Regeneration

사회 부문별 3개 주체 Three Sectors in Social Structure

- 일반적으로 사회를 구성하는 주체들은 부문(sector)에 따라 3가지로 나눈다.
- 제1섹터는 '관'이라 부르는 공공 부문으로서, 정부나 지자체 등 공적인 업무를 수행하는 주체를 가리킨다.
- 제2섹터는 '민' 또는 '사'라 부르는 민간 부문으로서, 기업이 나 시장 등 사적인 이익을 지향하는 주체를 가리킨다.
- 제3섹터는 비정부 및 비영리 부문으로서, 역사 속에서 '시민사회'라 불리는 자발적이고 유기적인 주체를 가리킨다.

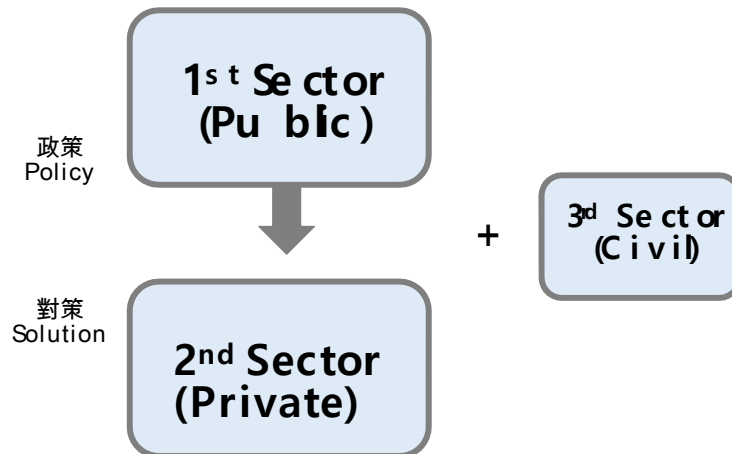
사회 부문별 3개 주체 Three Sectors in Social Structure



수직적 '통치'의 체계 From Vertical System of Government

- 근대를 지나 현대에 이르기까지 대부분의 국가들은 수직적인 사회 체제를 가지고 있었다.
- 관이 정책을 수립해 민에게 강요하고 지시를 어길 경우 제재를 가하는 체제로 운영되었다. 중국에는 “위에 정책이 있다면 아래에는 대책이 있다”는 격언이 존재한다.
- 이러한 수직적인 체제를 ‘통치(government)’라 부른다.
- 도시 또한 제1섹터가 인프라를 마련한 후에야 제2섹터가 건물을 짓고 활동을 하는 수직적인 방식으로 구성되었다.

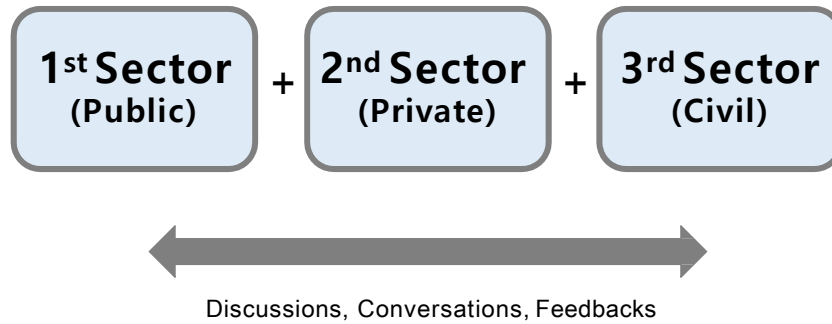
수직적 '통치'의 체계 From Vertical System of Government



수평적 '협치'의 세계 To Horizontal System of Governance

- 현대 사회가 복잡다단해지면서 하나의 해법으로는 처리할 수 없고, 관과 민 누구도 개입할 수 없는 문제가 생겨났다.
- 소외와 소통에 관한 문제는 제1섹터와 제2섹터의 텃밭을 질 때문에 방치되곤 했다. 제3섹터의 역할이 필요하다.
- '시민사회' 부문은 '관'처럼 경직된 태도를 가지지도 않고 '민'처럼 이익에 따라 가치관이 바뀌지도 않는다.
- 이렇게 기존의 수직적 통치 체제가 수평적인 구조로 바뀌는 것을 '협치(governance)'라 부른다.

수평적 '협치'의 세계 To Horizontal System of Governance



생명의 특징은 항상성 Self Constancy as Basis of Life Form

- 도시재생에서 3개 섹터는 각자 추구하는 목표가 다르기 때문에 하나의 사업 안에 녹여 붙이기가 쉽지 않다.
- 도시에 활력을 불어넣기 위해서는 복잡다단한 구조를 재정비하는 작업이지만, 도시를 '청소'하는 것이 아니라 도시에 '생명'을 불어넣는 것이다.
- 생명체의 특징은 현재의 상태를 지속시키려는 항상성이지만 그 작동 원리는 기계처럼 깔끔하지 않다. 외부의 위협 과 내부의 위기에 대처하려면 단순한 구조로는 안 된다.

생명의 특징은 항상성 Self Constancy as Basis of Life Form



South Belfast in Ireland



Quezon in Philippines

지저분한 자본주의의 역설 Paradox of Messy Capitalism

- 대기업 위주의 '말끔한 자본주의'는 변화 대처 능력이 떨어진다. 수많은 중소기업들이 얽혀 있는 '지저분한 자본주의'를 지향해야 건강한 경제가 유지된다.
- 제1섹터와 제2섹터는 말끔한 것을 좋아한다. 그러나 도시 거주민들의 삶은 들여다보면, 작은 균열 사이로 수많은 형태의 삶이 존재한다.
- 이들을 말끔히 청소하겠다는 강압적이고 수직적인 도시재생 정책은 알력과 대립을 일으키고 결국에는 높은 사회적 비용을 초래할 수밖에 없다.

지저분한 자본주의의 역설 Paradox of Messy Capitalism



City complexity _Ronald D. Isom Sr.



Carl Schramm
(Kauffman Foundation)

제3섹터의 역할 Role of Third Sector as Circulation System

- 대부분의 도시재생 사업에서 강조되는 것은 화려하고 깔끔한 결과물이다.
- 허약한 아이의 몸속 기능 저하와 유기적 메커니즘의 지체에 대해서는 외면한 채, 목욕을 시키고 예쁜 옷을 입혀서 원하는 모습으로 꾸미는 것이 바람직한 정책과 사업인가.
- 제3섹터 시민사회가 '순환계'로 개입함으로써, 겉으로는 지저분해 보이더라도 건강한 상태를 유지시키는 생명체의 본래 기능을 강화하는 것이 바람직하다.

제3섹터의 역할 Role of Third Sector as Circulation System



Visible Skins of a City

Invisible Circulations in a City

제3섹터 활동가의 양성 Training of Activist in Third Sector

- 이들 제3섹터의 활동가들은 어떠한 경로를 거쳐 양성될까.
- 고등학교와 대학교를 다닐 때까지도 긍정적인 꿈을 가지고 제1, 2섹터로 취업하려던 학생들은 사회에 첫 발을 디디면서 부조리와 불합리를 목격하고 정의감이 커진다.
- 제3섹터가 충격 요법으로 탄생할 필요는 없다. 생물 시간에 생명체의 메커니즘에 대해 배우듯, 학교 교육에서도 시민으로서 사회의 내부를 들여다보는 교육을 받아야 한다.
- 교양과목이나 학교밖 비형식 교육을 확대할 필요가 있다.

제3섹터 활동가의 양성 Training of Activist in Third Sector

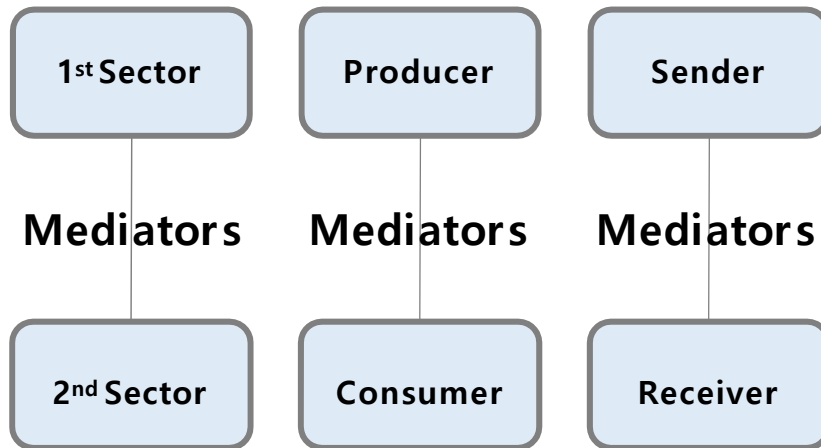


Can activists be raised by formal education?

미디어이터의 매개 행위 Act of Mediation by Mediators

- 제1섹터와 제2섹터, 제작자와 소비자, 시혜자와 수혜자, 통치자와 유권자 등은 대립적이고 수직적인 관계다.
- 이를 대화와 소통 기반의 협력적이고 수평적인 관계로 전환시키는 방법을 교육해야 한다.
- 여러 주체들의 사이에서 소개하고 연결하고 매개하고 촉진하는 사람들이 필요하다.
- 이 역할을 맡는 전문인력을 '미디어이터'라 하고 이들의 매개 행위를 '미디어이션'이라고 부른다.

미디어이터의 매개 행위 Act of Mediation by Mediators



미디어이션의 다양한 모습 Various Shape of Mediation

- 미디어이션이라는 용어는 ‘반으로 나눈다’, ‘한가운데 선다’는 뜻의 라틴어 *mediare*에서 파생되었다.
- 흔히들 갈등을 중재하거나 소통을 촉진하는 태도를 가리킨다. 그러나 결연, 중재, 연계, 쟁의조정, 촉진, 주선, 연결, 중개, 개입, 완충, 화해, 문제해결, 전송도 포함된다.
- 다면적이고 유연한 역할을 맡는 미디어이터들이 많아질수록 사회 체제는 유기적이고 원활한 모습으로 바뀐다.

미디어이션의 다양한 모습 Various Shape of Mediation



문화예술 기반 재생 Regeneration with Culture and Art

- 최근에는 문화예술을 통해 도시재생의 효과를 높이려는 시도가 있다.
- 단순히 도시 인프라를 교체하는 것이 아니라 문화 또는 예술을 결합시켜 외부인들의 관심을 끌어들이고 비물질적이고 감성적인 차원에서 도시의 이미지를 탈바꿈시킨다.
- 예술가는 제1, 2, 3섹터를 오가며 어느 쪽에도 속하지 않는 독특한 활동을 펼친다. 이들에게 미디어이터 역할을 부여한 것이다.

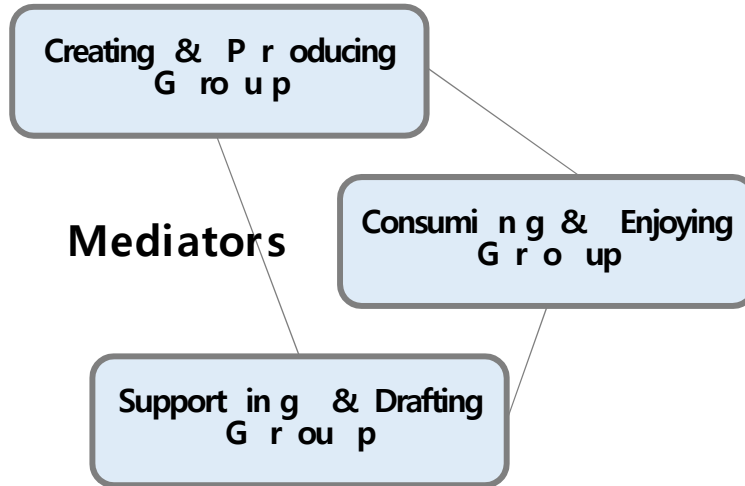
문화예술 기반 재생 Regeneration with Culture and Art



문화 미디어이터의 역할 Role of Cultural Mediators

- 예술가들과 말이 통하는 공무원과 기업가가 얼마나 되는가. 예술가들의 개인주의를 이해할 수 있는 시민활동가는 또 얼마나 되겠는가.
- 결국 도시와 사회를 구성하는 무수한 주체들을 연계하고 촉진시키는 능동적인 역할과 중재하고 완충시키는 수동적인 역할을 모두 감당할 매개자가 필요하다.
- 미디어이터는 어린 나이 때부터 경험을 쌓고 더 작은 문제에서부터 토론을 하며 유연성을 기르는 것이 바람직하다.

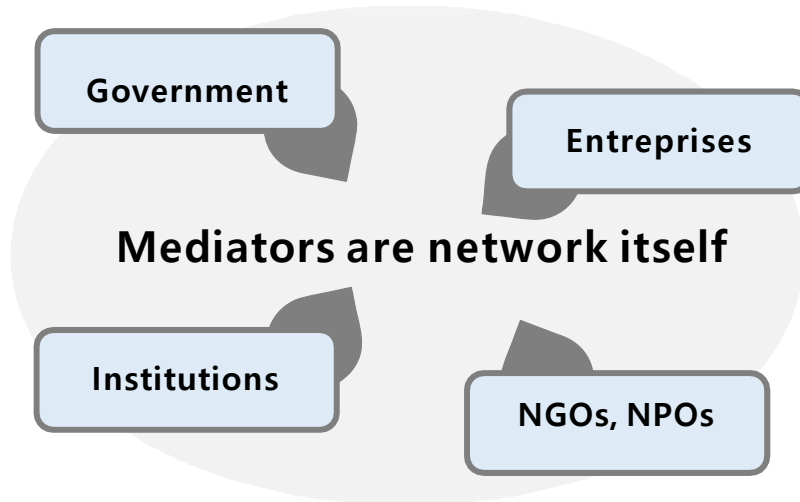
문화 미디어이터의 역할 Role of Cultural Mediators



미디어이터는 촉수가 아니다 Mediators Isn't Tentacles

- 지금까지 각 섹터들은 자신의 입장을 대변하고 상대를 설득하는 목표에 의해 몸통은 그대로 두고 아주 작은 촉수만을 뻗어나갔다.
- 미디어이터들은 촉수보다는 몸통에 가깝다. 기관이나 기업에 예속된 존재가 아니라 독립적으로 활동해야 한다.
- 더 먼 미래에는 몸통과 촉수를 구분하지 않고 네트워크 그 자체에 녹아들어가는 형태가 될 것이다. 미디어이터가 없는 생명체의 유지는 어렵기 때문이다.

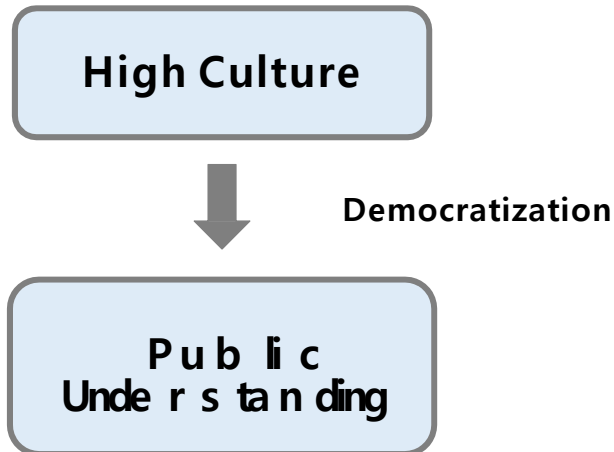
미디어이터는 촉수가 아니다 Mediators Isn't Tentacles



문화민주화 정책 Policy of Democratization of Culture

- 특히 미디어이션의 여러 형태 중에서 문화미디어이션을 주목할 필요가 있다.
- 처음 시작은 고급문화를 대중에게 전파하고 문화적 역량을 키우기 위한 정책으로 활성화되었다.
- 고급문화는 사전지식을 교육받지 않고 손쉽게 즐기기가 쉽지 않기에 소양을 키우는 교육이 필요하다.
- 이러한 하향식 문화정책을 '문화민주화'라 한다.

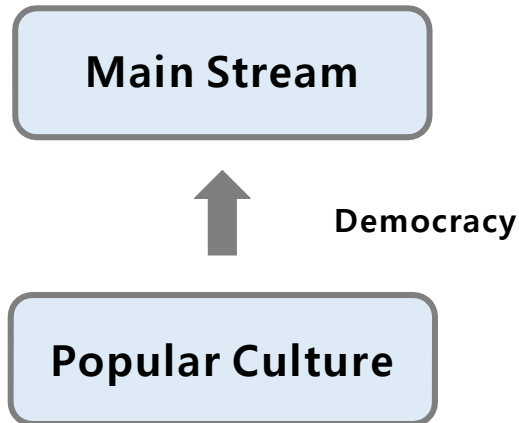
문화민주화 정책 Policy of Democratization of Culture



문화민주주의의 움직임 Movement of Cultural Democracy

- 반면에 대중문화가 활성화되면서는 대중 스스로의 표현 방식을 인정하게 되었다. 대중들이 만들어낸 새로운 예술 장르가 주류에까지 확산되곤 한다.
- 이러한 상향식 문화활동을 '문화민주주의'라 한다.
- 초창기의 미디어이션은 문화민주화 방식의 하향식 문화예술 교육과 크게 다를 바가 없었다.
- 이제는 대중문화가 고급문화 시장을 능가하는 시대가 되었고 문화민주주의 방식의 상향식 문화예술 활동이 확산되고 있다.

문화민주주의의 움직임 Movement of Cultural Democracy



한국외대의 사례 Case of Hankuk University in Seoul

- 한국외국어대학교는 15년 전 '문화콘텐츠' 부전공을 만들고 4년 전 '문화예술경영' 부전공을 신설했다. 또한 대학원생들은 Brain Korea 21 사업을 통해 '도시재생 전문인력'이 되는 훈련을 거친다.
- 서울시 도시재생지원센터와 MOU를 맺고 학생들은 도시재생에 문화예술을 접목시키는 시도를 하고 있다.
- 그러나 아직은 정식 학과가 아니어서 전문적인 교육을 받기 어렵다. 이들이 전문인력이 되는 방법은 무엇일까.

한국외대의 사례 Case of Hankuk University in Seoul



미디어이션 수업의 목표 Goal of Cultural Mediation Class

- 보완을 위해서 '문화 미디어이션' 과목을 신설했다. 특정 분야에서만 일하는 것보다 더 많은 활동을 원한다면, 미디어이터로서 인적, 물적, 사회적 네트워크를 활용하는 방법을 배울 필요가 있다.
- 미디어이션은 쉽지 않다. 갈등을 증재하거나 여러 주체를 연결하는 일은 현장에서의 업무적 능력 이외에 인내심과 포용력 그리고 유연성도 갖춰야 한다.
- 제3섹터 활동가들을 정식으로 키워내는 것이 한국외대의 미디어이션 실험이 지향하는 목표다.

미디어이션 수업의 목표 Goal of Cultural Mediation Class

Time for Cultural Mediation



Textbooks for Cultural Mediation Class



결론 Conclusion

- 갈등 해결에서만 활동하던 미디어이터의 범주를 도시재생 분야에도 적용할 수 있다.
- 제1섹터의 명확성, 제2섹터의 적극성에다가 제3섹터의 포용성을 덧붙임으로써 도시의 활력과 소통을 늘리자.
- 정의감과 사명감을 기반으로 불철주야 노력하는 제3섹터 활동가들의 노력이 결실을 맺도록, 전문 미디어이터를 정식교육을 통해 양성하는 계획을 제안한다.

**感謝您
!**

在香港發展社會房屋的挑戰

Challenges in developing transitional housing in Hong Kong

香港社區組織協會-陳國光、胡加沂
Society for Community Organization – Jacky and Esther



流程簡介

Run-Down

- 簡介香港房屋問題
Introduction of the housing problems in Hong Kong
- 介紹社協營運的過渡性房屋
Introduction of the types of transitional housings SoCO provides
- 當中的挑戰
Challenges facing by the operator
- 個案分享
Case sharing





香港房屋問題
Introduction of the housing problems in Hong Kong

- 置業主導方針分薄公屋資源
Home-ownership oriented housing policy

➤ 公屋供應嚴重短缺
Serious shortage of supply

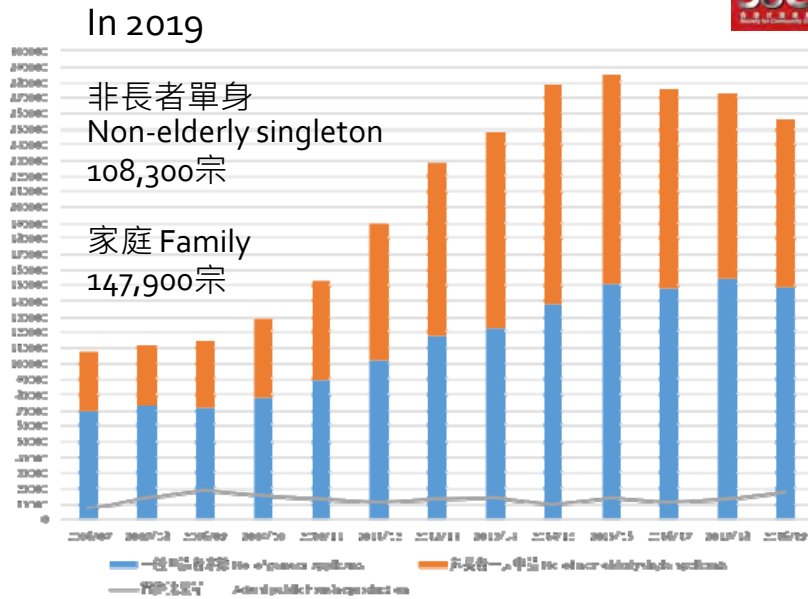
- 標為每年20,000個公屋單位
Aimed at providing 20,000 public rental housing
- 未來5年約分別只有14,500個單位
However, only 14,500 units can be provided in the next 5 years respectively

政府規劃不足及房屋推行方針
The ideology towards housing policy

SoCO

過去公屋申請宗數及
實際落成數字(2006至
2019)

Number of applications
for public housing and
actual public housing
production
(2006 - 2019)



過去公屋申請宗數
及實際落成數字
(2006至2019)

Number of
applications for
public housing and
actual public housing
production
(2006 - 2019)

In 2019

申請總數 Total no. of application: 256,200宗
 非長者單身 Non-elderly singleton 108,300宗
 家庭 Family 147,900宗

實際落成公屋單位數量
 Actual public housing production : 14,500

即使沒有新增個案亦需**17.6年**時間處理
 Even no more new applications, still need **17.6 years**
 to fulfill the housing needs of the applicants

香港 房屋問題

Introduction of the housing problems in Hong Kong

2. 依賴小政府大市場處理租務問題: 欠缺管制
Rely on invisible hand to solve the imbalanced supply-demand problem in private rental market : No tenancy regulation

- 210,000個 (2.8%)香港市民居於分間單位
210,000 (2.8%) of HK people are living in subdivided units
- 當中2成是15歲或以下小孩
20% are children under 15 years old

政府規劃不足
及房屋推行方針
The ideology
towards housing
policy



香港 房屋問題

Introduction of the housing problems in Hong Kong

- 不適切的居住環境
Inadequate living environment
- 難以負擔的租金: 佔月入35%
Unaffordable rent: 35% of monthly income
- 不對等的租務關係
Imbalanced bargaining power towards rental problem
- 輪候公屋時間延長至5.4年
Waiting time to public rental housing is 5.4 years

房屋問題
Housing
problem





籠屋 Cage Home



棺材房 Coffin Cubicles

棺材房 Coffin Cubicles



板間房 Cubicles



劏房 Sub-divided Units



劏房 Sub-divided Units





空間不足、昆蟲問題
Insufficient space, bed bug



衛生：在洗手間旁邊煮食、晾衫
Hygiene : Cooking and laundry in the toilet





空氣不流通、室內溫度高、電力不穩、另訂水電費高昂
Bad circulation, high temperature, unstable electricity



私隱不足、危機四伏
No privacy, Fire risk

社協提供的過渡性房屋 Types of transitional housing provided by SoCO

各個類型及對象 Different types and targets

1. 喜家
良心小業主
單位
Private housing
units provided
by kind landlord

共享模式
Co-living model



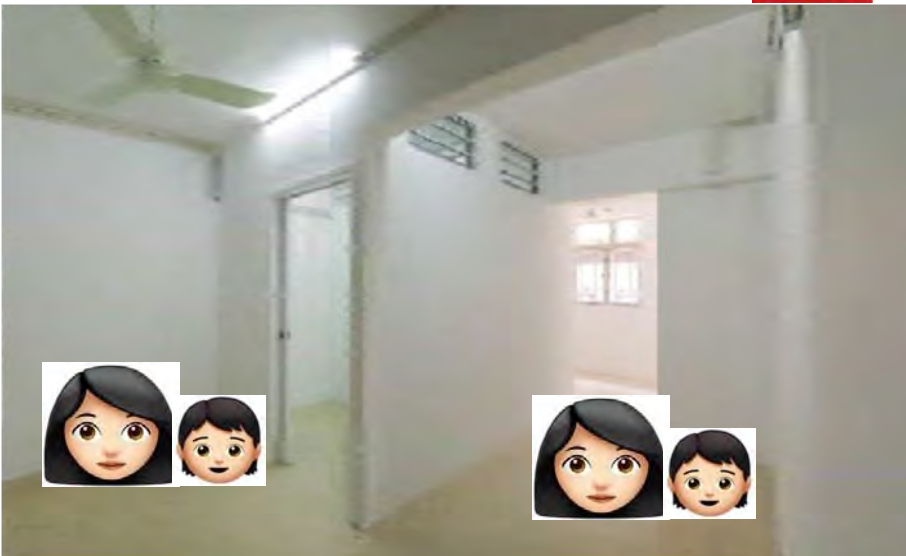
1. 喜家
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Co-living model



獨立房間共用客廳廚廁 租予相同背景對象 互相扶持共同學習成長

2. 友樂居
市區重建局物業
Vacant housing
units in one single
building
provided by
Urban Renewal
Authority

青銀共居
Co-living



獨立房間及洗手間 共用廚房 租予不同背景對象 青銀共居保障私隱

3. 友家
發展商待重建單位
單身人士宿舍
集中支援及管理
Easy to manage



3. 友家
發展商待重建單位
單身人士宿舍
集中支援及管理
Easy to manage





獨立空間共用廚廁 租予單身人士 / 無家者 改善生活環境重建生活

天后
政府閒置物業
Vacant housing units
provided by
the government

服務特殊需要
組群- 少數族裔
Serving people with
special needs: ethnic
minority



善用閒置物業
Turn vacant building
into residential building




獨立房間連廚廁 租予大家庭少數族裔人士 集中支援同聲同氣

計劃進行中 Coming soon

深水埗組合屋
Modular house on
land with
temporary use

善用土地 Change
the developed
land to optimal
use temporarily



Limitation of Transitional housing

HIGH participation

NGO 社福機構

-Advocator & Operator 倡議及營運

- 負責計畫前、中、後不同階段工作
- Responsible for different stages of the project
- 包括單位設計、工程、營運；計劃項
目、租務條件及提供社會服務
- Including Flat design, construction and operation budget, operation plan, service targets, flat renovation and renting rules, providing related social service to the users.

Government 政府

- Facilitator 協作者

- 以短期、不穩定供應期及租期為由，拒絕將過渡性房屋定為房屋長期政策
- Reject to put transitional housing as housing production target in future decade in Long Term Housing Strategy (LTHS) because of the short-term, unstable supply time and quantity of transitional housing.
- 提供計劃工程資助，但未有提供誘因鼓勵物業低於市價的業主參與
- Government provides the subsidy in flat renovation but without any incentive policy to the owners with property below market value.

LOW participation

政府角色被動 **Passive role of the Government**

只以協助者方或參與，將計劃項下及負責轉至社福機構身上

Government acted as a facilitator in the movement, the project details and responsibility shifted to operators.

未有設定改建單位的最低標準

Insufficient requirement and guideline of minimum flat size

現時只要求改建需符合建築條例，但未有就單位的適切性定下標準：例如設計及單位大小

Renovated flats are required to comply with building regulations

- But without the restriction and requirement about the flat size and design
- E.g. One transitional housing project, the median floor area is 6.5 m² per user (Still not a suitable living area)



遴選標準不足，間接影響邊緣社群參加

Insufficient requirement in assessment system affect the marginal group apply

- 在營運壓力下包提供租金予業主
- Under the self-finance project and the financial budget pressure like paying rent to landlord.
- 即使現時租金以家庭入息的25%作標準，營運者基於服務延續性，選擇經濟較穩建的申請者
- Even Current rent was set as 25% of resident family income, but
- The housing operators tended to accept the applicants with steady finance

過渡性房屋目標是為弱勢社群於輪候長期住屋前，提供短期住屋

Transitional housing generally refers to the provision of short-term accommodation to help vulnerable individuals/households transition into longer-term housing.

不合適居所：板間房
Unsuitable housing:
subdivided flat

過渡性房屋
Transitional housing

長期居所：公共房屋
Long-term housing:
Public housing

- 參加者申請公屋3年以上
- The users applied public housing 3 year or more

- 現時大部分租期2至5年
- Current renting period is 2 to 5 years

- 可讓住戶過渡至輪候公屋等待年期
- The users can finish the waiting of public housing in staying transitional housing

Limited supply of transitional housing 供應量不足
 No. of flats completed and in running 已落成及運作中單位: 600
 No. of developing 籌劃中的單位: 700



不適切居所
 Unsuitable housing:
 subdivided flat

過渡性房屋
 Transitional housing

不適切居所
 Unsuitable housing:
 subdivided flat

長期住屋
 Long-term housing:
 Public housing

- 部分居民因未滿3年公屋申請年期被拒過渡性房屋
- Some subdivided flat users do not fulfill the requirement of applying public housing for 3 year and cannot join the transitional housing project

- 因公屋及過渡性房供應量低
- Under the low production of public housing
- 居民尤其是非長者單身人士輪候年期延長
- The service users need more waiting time for public housing especially the non-elderly singles.
- 即使於居住期所得的租金優惠，也難以應付私人市場租金單位，於完成租期後亦需要搬回分隔單位
- And the financial support from project cannot last long so the users might need to return to subdivided flat housing after finishing the renting period.

Project Background



Increase in Homeless Population

1270 persons in 2018 Dec



Registered Homeless People

374 persons in 2008

Unaffordable Rent



Rent control and Security of tenure were removed in 1998 and 2004

Shortage of temporary shelters/ hostel services



Only 166 subvented bed spaces available

Short stay in shelters/ hostels



Repeat Homelessness

Homeless Policy





Urban shelter for single persons 市區單身人士宿舍

- 短住宿年期：半年住宿·引起再露宿問題
- Short term living: half year for living! repeated homeless problem
- 較殘舊有跳蚤問題
- Bed-bug for the furniture
- 相對較低私隱性
- Relative low-privacy

Transitional housing project for homeless (Friend Home) 友家過渡宿舍

- 提供3年較長住宿期
- Longer living plan: 3 years
- 鐵鋼製作分隔房間·以防止床蚤問題
- Iron-made divided design against the bed-bug
- 每人一個房間·增加私隱性
- Higher privacy, one room for each user



Hot food delivery to the homeless

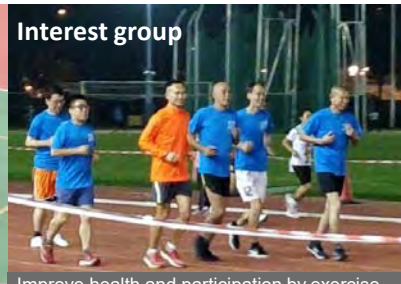
Debug voluntary work helping subdivided flat users

Hair-cutting voluntary work to the homeless



Program

Day camp activity with students



Interest group

Improve health and participation by exercise therapy (running team)



Cooking class, inviting the volunteer from transitional housing project as a tutor

Service user improvement: SUN SUN 個案分享：晨晨

- 29歲前無家者，有6年露宿年期
- 29-yrs-old ex-street sleeper with almost 6 years of homeless.
- Non-elderly one-person application point system for PRH (非長者單身人士計分制度)
- 以年齡方式計分制度，使年長人士申請更為有利，晨晨現時取得114分
- Placing a point system according priority to applicants of higher age. SUN got 114 points at present.
- 他於24歲時申請公屋，開始時只有54分，因為距離18歲的總年期乘以9分（即9分 X 6年）
- Applied PRH at 24 years old, he had 54 points initially, getting 9 pts. X 6 years (the no. year after 18 year-old)
- 之後每個月取得1分
- Then, getting 1 point for a month afterward (12 pts. * 5 years) = 114 pts.
- 不過現時可獲配屋最低分數為433分，即使分數於45歲時可多加60分，也要多輪候20年時間
- The lowest scores for applicants having accepted public housing offers = 433 points
- SUN will get extra one-off 60 points when he got 45 years old, he had to wait for more 20 years for PRH.



Seek emergency service because of long-term sitting for rest in restaurant



Service user improvement: SUN SUN



- 長期坐著進睡，帶來他不少身體及心理問題，包括心血管疾病、情緒壓力。休息不足也影響工作及收入
- The long-term sitting-pose for sleeping brought physical and mental health problems to SUN including heart diseases, stressful, and insufficient rest for working! low-income problem and difficult to earn or save money for use.

- 住宿後得到穩定居所，晨晨變得開心，並開始積極計畫，得到一份全職滅蟲工作，並以儲蓄所得，自費考車牌，去擔當更高職位的工作
- After starting the long-term hostel living, SUN changed to be happier and more active to make his own working plan because of the stable and safe living environment.
- He could have enough rest to take a full-time of pest control. Under the saving plan, he could handle the learning fee for driving license to equip himself for senior post of work.

Longer living plan helped SUN to have stable work and save money for driving license
長期住宿令晨晨可找到全職工作，並自費學習駕車



建議 Suggestions:

增加公屋落成量 Increase public housing production

- 政府應扭轉過往右派政策理念 Changing from right political spectrum to left
- 採取更主導角色 Acting as a more active and important role in transitional housing policy
- 將過渡性房屋列入長期建屋策略的一部分，與公共房屋同訂出供應指標
- Putting transitional housing as part of housing production strategy to ease housing problems.
- ! Providing quantity target both on the long-term public housing and short-term transitional housing

更妥善運用資源，邀請更多相關政府部門參加

Better resource utilization and invite more government organizations to take part in

- 包括房屋委員會及市區重建局等有建屋發管理經驗的部門參加，改善建屋效率
- Inviting government organizations like Housing Authority and Urban Rebuild Authority to take part in projects, utilize resources and experience to improve the effectiveness and production of housing.

建議 Suggestions:

改善土地運用效率，包括提供更多空置政府用地及物業作過渡性房屋改建

Improve the effectiveness of land by using idle government site and vacant government premises

- 向大眾公開低使用量的政府用地及物業，釋放空間改建成過渡性房屋
- Providing checklist of idle government sites and building with low usage rate
- Providing renovation and reconstruction to improve land effectiveness

完善現有改建標準及監察工作

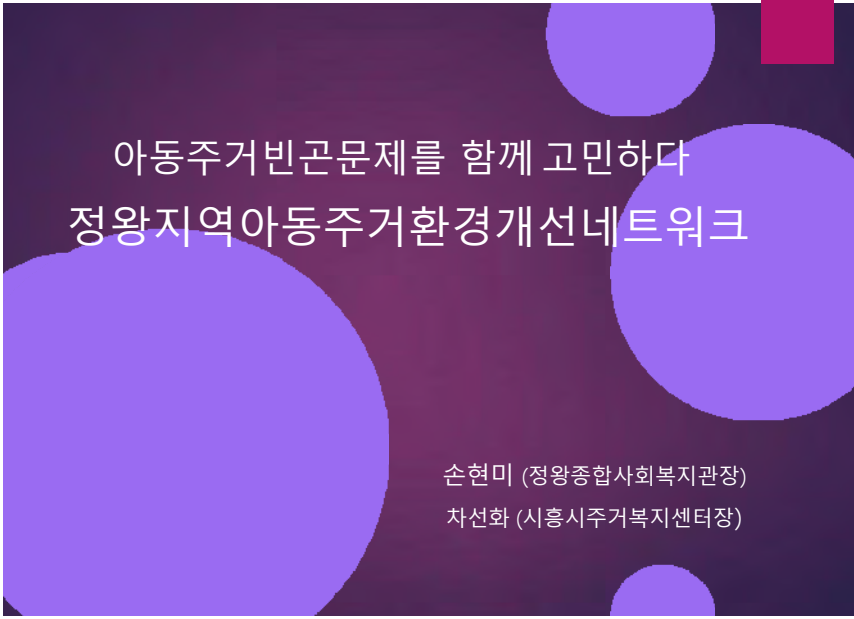
Optimizing guideline and monitoring work for project operators

- 為改建單位設定最低標準 (1)單位適切程度如私隱及大小 (2) 遴選及申請制度標準化
- Setting up minimum standard of transitional housing standard
- (1) Suitability of housing including privacy and flat size
- (2) Standardize application process

為物業低於市價的業主提供更多參加誘因，作住宅或非住宅用地的改建

- Providing more incentive policy to encourage landlord to provide residential buildings or non-residential property for reconstruction to transitional housing
- 繼續推行過渡性房屋工程基金
- Continue Transitional Housing Fund to support related construction projects.

謝謝
Thank you



아동주거빈곤문제를 함께 고민하다
정왕지역아동주거환경개선네트워크

손현미 (정왕종합사회복지관장)
차선화 (시흥시주거복지센터장)



아무도 주목하지 않고, 주목받지 못한 이슈

시흥 정왕지역 아동주거빈곤 현황

- ▶ 전국 아동주거빈곤율 전국1위(69.4%)
- ▶ 10명중 7명 최저기준미달 주거상태(인구주택총조사- 통계청 2010)



아동주거빈곤이 심각한 이유

- ▶ 불법 쪼개기한 다가구 원룸밀집지역
- ▶ 무보증 월세로 임대되고 있어 경제적으로 취약한 아동 가구 대다수 거주



아동주거환경의 중요성

- ▶ 열악한 주거환경은 아동의 놀이, 학습능력, 신체 및 정서적 성장에 장애 초래(UN 인간정주위원회)
- ▶ 주거환경은 주거권이외에도 건강권, 교육권 등 다양한 인권 향유에 절대적인 영향을 미침(한국도시연구소, 2019)

이슈화 과정

네트워크활동으로부터 출발하다

弓智入 | 6月卒7時! 大但量報告 吋星 割3平



정왕지역 아동주거환경개선 네트워크' 활동 내역

2017년 1 차년도

일정	활동내용
5/15(월)	<p>▣ 정왕동 아동주거권 보장을 위한 관계기관 간담회</p> <ul style="list-style-type: none"> - 참석자 : 20명 참석(군서초등학교외 13개 기관) - 내 용 : 취지 및 목적 공유, 정왕본동, 1동 아동주거현황 및 주거
6/15(목)	<p>▣ 전문가 강연(주거권과 아동주거권이란 무엇인가)</p> <ul style="list-style-type: none"> - 참석자 : 19명 참석(군서초등학교 외 12개 기관) - 강 사 : 최은영 박사(한국도시연구소) - 내 용 : 아동주거빈곤의 한국 사례공유와 해결방안 모색, 질의 응답
9/8(금)	<p>▣ 정왕본동, 정왕1동 지역의 아동주거환경 개선을 위한 정책토론회</p> <ul style="list-style-type: none"> - 참석자 : 100여명(시민, 주거복지 및 관련단체, 전문가, 구 - 내 용 : 기초발제 (아동주거실태와 과제, 최 은영박사), 지정토론 및 질의 응답

'정왕지역 아동주거환경개선 네트워크' 활동

2018년 2차년도

일 정	활동내용
4/10(助)	<p>▣ 정왕지역 아동주거환경 개선 네트워크 업무 협약식 개최</p> <ul style="list-style-type: none"> - 참여기관 : 총 18개 기관 (사회적협동조합 시흥주거복지센터, 시흥시지속가능발전협정왕종합사회복지관, 시흥시, 시흥장애인복지관, 시화노동정책연구소, 조록우산어린이경기아동휴먼센터, 시흥시건강가정·다문화가족지원센터, 군서초등학교, 시화초등학교, 정왕동주민자치위원회, 정왕1동주민자치회, 흥부네 책 놀이터, 시흥시도시재생센터, 사단법인 더불어함께, 사단법인 참사랑생명, 오이도복합문화센터, 오이도동네관리소  
8/30(목)	<p>▣ 정왕지역 아동주거실태조사 용역 착수보고회</p> <ul style="list-style-type: none"> - 참석자 : 시흥시장, 시흥시의원, 한국도시연구소, 네트워크 참여기관 등 - 내 용 : 추진경과보고, 아동주거실태조사 개요 및 조사내용 발표  
11/7(수)	<p>▣ '민·관이 함께하는 주거복지 교육' 진행</p> <ul style="list-style-type: none"> - 참석자 : 민간사회복지사, 공무원, 시민 등 - 내 용 : 달라지는 주택 및 주거복지정책, 시흥시 주택 및 주거실태, 시흥형 주거복지정책, 시흥주거복지센터 사업소개  

'정왕지역 아동주거환경개선 네트워크' 활동

2019년 3차년도


일 정	활동내용
2/28(목)	<p>▣ 정왕지역 아동주거실태조사 중간보고회 및 정책개발 워크숍</p> <ul style="list-style-type: none"> - 참석자 : 네트워크 참여기관 관계자 26명 - 내 용 : 2018년 활동보고, 주거실태조사 중간보고, 정책개발 위 
4/11(목)	<p>▣ 정왕지역 아동주거실태조사 최종보고회 개최</p> <ul style="list-style-type: none"> - 참석자 : 총 130여명 - 시흥시장, 도시주택국장, 주택과장, 정왕본동장 등 - 시의회 오인열 부의장, 박춘호 의원, 김창수 의원 등 - 국토교통부 김석기 주거정책본부장(시청 토론회 참석) - LH 인천지역본부 주거복지사업처장 - 정왕지역 아동주거환경개선 네트워크 참여기관(18개) 등 - 주요내용 - 정왕지역 아동주거실태조사 결과보고 - 결과에 대한 전문가 의견 청취 및 질의응답  

주요성과

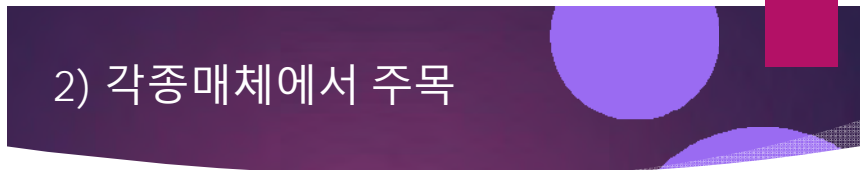
아동주거빈곤문제!
해결해야 될 전국적 이슈가 되다

1) 정왕지역 아동주거빈곤 실태조사

- ▶ 목적 : 열악한 주거환경이 아동의 안전과 성장에 미치는 위험요소를 파악하고, 아동이 있는 가구의 주거복지 소요 파악한 후, 아동주거빈곤가족에 대한 지원프로그램과 정책 개발
- ▶ 대상: 아동이 있는 550 가구 (양적조사 525가구, FGI 25가구)
- ▶ 결과: 심각한 좁은 주거면적, 불량한 주거상태, 안전과 범죄피해 위험에 노출되는 등 열악한 주거실태가 여실히 드러남



좁은 주거면적	불량한 위생상태	안전사고 위험	범죄 피해 위험
<ul style="list-style-type: none"> • 量官 瓦7ㄷ ㄷ官 O1E7O日 司이 다우 券告 • 早箭人 包 이 靛, 牛 旨 号나 房寄 • 아 号 量 우 靛 房 瓦 岳 苑 가 심각함 	<ul style="list-style-type: none"> • 司 自 O1叶干 望 司 ㅈ 司 ㅈ 이 靛 나 우 靛 日 카 量 靛 • 笹川가 官 ㅈ 天 包 舍 古 靛 靛 이 가 位 靛 靛 	<ul style="list-style-type: none"> • 靛 靛 乃 于 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 • 且 智 号 2 靛 靛 号 나 이 干 望 靛 靛 主 幸 靛 靛 靛 靛 靛 • 8 担 告 号 室 靛 者 靛 가 靛 靛 靛 	<ul style="list-style-type: none"> • 皆 目 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 靛 天 包 七 季 司 靛 勿 告 • 舍 官 O1 主 靛 号 公 包 人 包 靛 靛 靛 靛 手 靛 靛 靛 靛 靛 靛 手 目 O1 2 0 1 舍 量 靛 人 舍 号 包 靛



2) 각종매체에서 주목

TV, 라디오, 일간지 등 많은 매체에서 관심을 갖고 취재하고, 지역사회에 대한 관심이 증폭되고 있음

3) 당사자 의식화

주거빈곤 당사자 주민이 개인적 문제에서 사회적 문제로 고민하고 해결이 필요하다는 인식이 생기고, 자신들의 목소리를 내고, 같은 문제를 가진 사람들이 함께해야 함을 인식하게 되었음, 현재 아동주거빈곤 가족모임이 구성되어 활동을 시작



4) 해결방안모색을 위한 다양한 노력

- ▶ 국토부, LH와 시흥시, 정왕지역 아동주거환경개선 네트워크간 협의 및 각 단위에서의 해결방안 모색 중. 최근 국토부장관 간담회에서 아동주거빈곤가족 최우선 주거지원 약속, LH가 지역내 3개 매입임대주택 확보하여 주거상향지원 예정



<국토부장관주재 간담회>

제언

네트워크 | 혁신적 접근방법을 탐색하다

향후 추진계획

- ▶ 중앙정부 아동주거수당 급여 체계마련을 위한 정책제언
- ▶ 정왕지역내 매입임대주택, 사회주택 우선적 공급 및 주거상향 지원
- ▶ 시흥형 아동주거급여 확대 및 효과성 연구 및 홍보
- ▶ 아동의 안전과 건강을 위한 시설, 공간, 프로그램에 대한 우선 지원
- ▶ 가구단위 주거복지 지원과 동시에 지역단위 주거환경 개선 인프라구축
- ▶ 아동주거환경개선을 위한 주민조직의 인큐베이팅
- ▶ 아동주거빈곤 문제를 위한 네트워크간 적극적 연대와 상호지원
- ▶ 아동주거권운동 확대

Performances of Supportive Housing

(Focused on Supportive Housing -pilot project by SH in Seoul)

2019.09.05.

 서울주택도시공사 (Seoul Housing Communities & corporation)

Contents

1

Preparing Supportive Housing

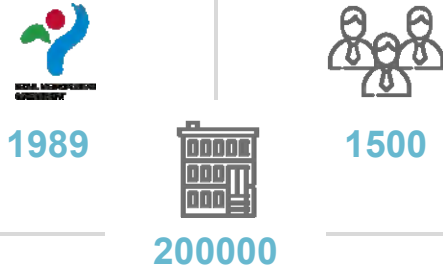
2

Supportive Housing units

3

Performance and future task of Supportive Housing

INTRODUCTION SH



What we do

1. Providing and managing public (social) housing
2. Supporting activating communities in public housing
3. Delivering information of housing to minorities
4. Urban regeneration

1 Preparing Pilot project Supportive Housing

Why Supportive Housing in Korea?

Feature of Social welfare in Korea

Facilities oriented social welfare as a quick responses to orphans and homeless after Korean war from 1950's ~ to 2000's

Recent changes in terms of social welfare in Korean society

The developmentally Disabled	Under deinstitutionalization the developmentally disabled people in facilities are hardly thinkable of being out of the facilities because of difficulty of staying normal housing alone
Elderly People	They want to be where they live now in community during their life.
Homeless	What is the solution for homeless? What about housing first policy?

What solution

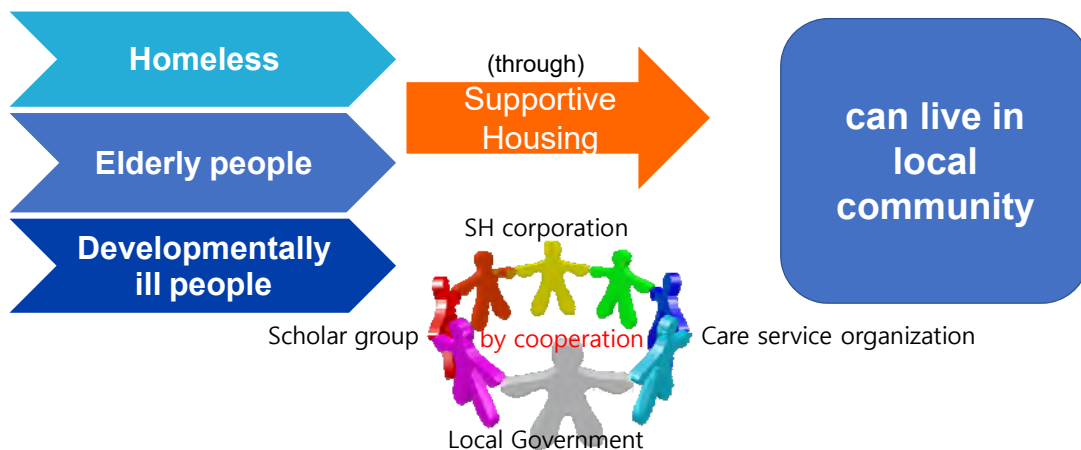
Supportive housing



5

Why does SH do Supportive Housing?

What is **Supportive Housing (S.H)** : Housing + Care Services



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Legislation for Supportive Housing

- 2015. 4.14 International conference
- 2016. 4.28 Task force team set up
- 2016. 11. Pilot projects starts
- 2017. 7.12 the 1th workshop
- 2017. 9. 27 International symposium
- 2018. 3. 5 local conference
- 2018.9.18~19 the second workshop
- 2018. 5. 3 Eventually local council makes the rule for Supportive Housing



2 Supportive Housing Units

Supportive Housing units made by SH as of 2018

category	Sum	Chronically alcoholic female homeless with mentally ill	Chronically alcoholic male homeless	Developmentally ill people	Mentally in people
Housing Units	50	18	20	8	4
Number of People	55	17(studio type)	19(studio type, room1)	15 (studio type, room2)	4(studio type)
Room for Carer	-	1	1	1	Parts of low rise Housing
Starting time	-	2016.11	2016.11	2016.11	2018.6

※ before 2016, also some supportive housings were being tested by social welfare service organizations

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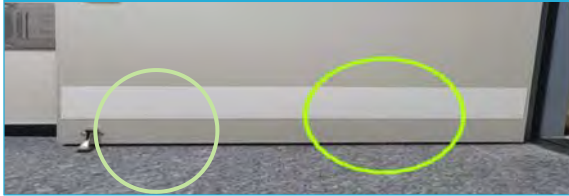
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Convenience Facilities in Supportive Housing

Slope treatment and non-slip floor



one-touch doorstopper & wheelchair anti-collision pad



Digital Bluetooth door lock



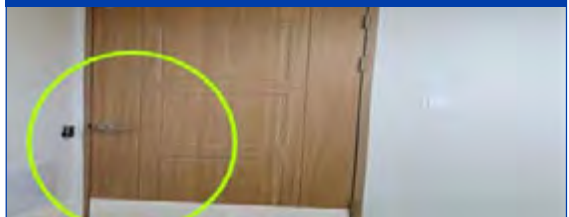
Removing the threshold and expanding the door width (up to 83cm)



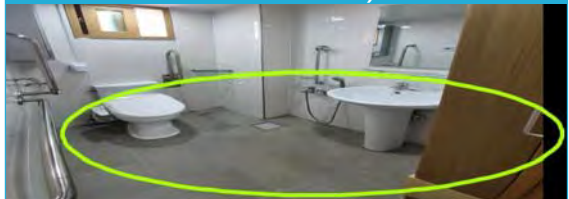
11

Installation Facilities according to tenants' needs

widen door opening angle(90°→180°)



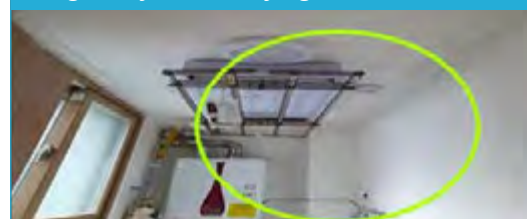
restructure bathroom (to get moving space for wheelchair)



remove lower cabinet in the kitchen



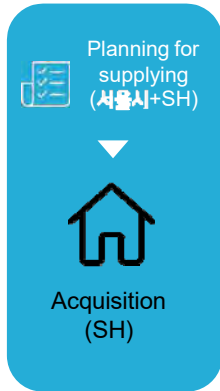
height adjustable drying rack (automatic)



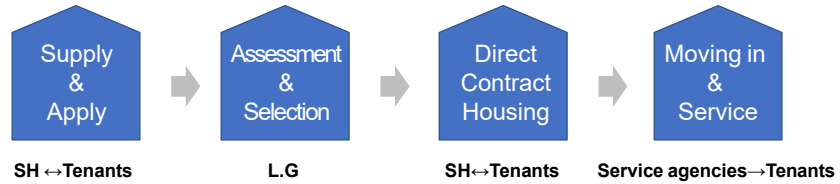
12

Process for Supportive Housing

< Pre Process >



< Process for Supportive Housing >



Information

SH informs people in facilities Supportive Housing for their choice of next dwelling after being out of facility.

Condition

Every 2 years' re contract and at most 20 years' dwelling under sustaining criterion

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Criterion for Supportive Housing

Types	target for S.H	evidence
Common Criteria	Care service needs for independent living in local communities	
Elderly people	Those, over 65, who have diseases like diabetes and a Parkinson, etc. with having willingness for independent living in local community and needs for care services.	Evidences relevant 구체적인 건강상태나 의사 소견서 및 실무자 의견서에 기반 (근거 : 『서울특별시 지원주택 공급 및 운영에 관한 조례』)
Disables	Those who are in mental problem, so they are difficult to live independently in local community	
Homeless	Chronically alcoholic or mentally ill homeless people who are not available to live independently in local community without care services	
Mentally ill people	Those who are mentally ill people having something like Illusion, disorders or mental problems and have obstacles to live in local community because of having no their housing after being out of hospital.	

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Supportive Housing Players



Care service ORGs are selected through competition by local government and SH corporation

Tenants need services



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Duty for supportive housing tenants

General condition of contract of S.H

- Direct contract between tenants and housing supplier without interferences of carers
- Service organizations have to get pre consent from tenants about supplying care services which is for only tenant's independent living

Basic duty of Tenants in Supportive Housing

- Paying monthly rent
- Consent to management housing by carers
- Being Interviewee between tenant and carers every week
- Informing carers long time out going out of S.H
- Informing carers result of medical treatment
- No Interfering next door in supportive housing complex
- No antisocial behavior in local community
- No self harming and no driving others to danger

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Key contents of care services

definition

Care services should be useful for tenants' independent and stable living

Principle

· No condition for stopping drug or alcohol / · Respect for tenant's will and decision / · protection of tenant's secret / · Connection to local social welfare services / · enlargement of tenant's independent living capacity / · Minimize and prevent accidents of tenants, etc.

Major Services

· Counseling & supporting / · managing paying rent / · Connecting social welfare services / · supporting medical & health problem / · supporting employment

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Outplacement from S.H



Causes for moving out of S.H

- Ending of duration of dwelling in S.H for 20 years
- In case of not following the basic duty as a tenants in S.H
- Three months behind on his rent
- In case of no need care service in S.H according to carer and committee
- In case of need for 24 hours' medical support according to doctors

Process of Moving out of Supportive Housing

Occurrence of reason



Committee stage

서비스 기관 → 지원주택운영위원회



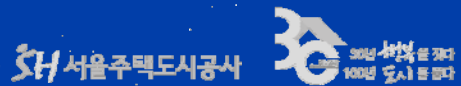
Searching new housing and move out

지원서비스 기관

18

3

Performances and future task of Supportive Housing



Overall performances of S.H

Dwelling right for minors	Brand new welfare model	Housing provider's basic job
<p>Making a milestone for the dwelling right in local community for minorities such as developmentally ill, elderly, homeless people to live independently in local community in Seoul Korea</p>	<p>Supportive Housing is a brand new welfare program which is composed of social welfare services and Public Housing under co-working between local government and private agencies and housing providers</p>	<p>It is a meaningful thing for SH, Seoul Housing, as a public housing provider to perceive to protect minorities as a basic job by doing Supportive Housing pilot project.</p>

Performances focused on tenants in pilot S.H



Dwelling

- Increasing perception of independent living in neighborhood
- More than 90% of S.H tenants felt in dwelling stability
- More than 70% of out-goers from S.H moved to high level and positive life



Relationship with family and neighbors

- More than 85% feel happy with self confidence as a family member and a person in neighborhood and reinforcement of social relationship
- Tenants believe with pleasure that Independent living in S.H gave them freewill and self decision



Economic life

- Over 50% have jobs
- Most tenants are good at monthly rent



Mental and body health

- Through H.S case management, hospital use rate was decreased
- Self check for time regular food, exercises, taking medicine

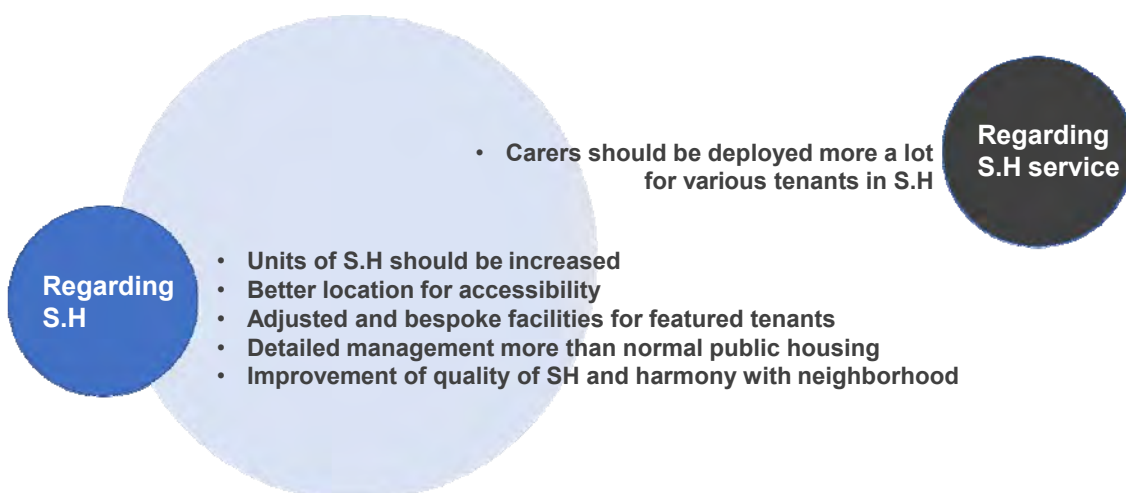


Independent living

- Over 90% shows satisfaction on daily life and leisure
- By clearing, cooking, self checking taking medicines, independent living capacity was enlarged

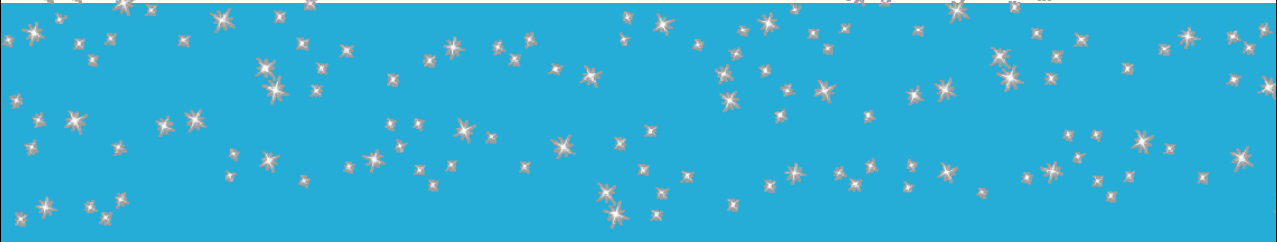
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Future task for S.H(including tenants' demands)



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The 9th East-Asian Inclusive Cities Network (2019.9.4~9.7)



Thank you!

SH 서울주택도시공사

団地の住戸を活用した
“笑顔の暮らしを！”
届ける取組み

The activities of supporting to
“Live in joyful smile”
at an apartment housing.



2019.9

総務企画部 吉本 馨
Department of General Affairs and Planning Yoshimoto Kaoru

1. 大阪府住宅供給公社の概要

中堅所得者向けに、賃貸の集合住宅（団地）を供給
～ 130団地 21,712戸～

- 根 拠 法 : 地方住宅供給公社法に基づく特別法人
- 設立目的 : 居住環境の良好な集合住宅や宅地を供給
- 設 立 年 : 1965年
- 設 立 者 : 大 阪 府

経 営 理 念

笑顔の暮らしを!
大阪府住宅供給公社
—— 変革し続ける企業 ——
Live in joyful smile!
Osaka Prefectural Housing Corporation
Ever evolving firm



2. “笑顔の暮らしを！”届けるために ～お住まい方の年齢層等～

公団地にお住まいの方の高齢化・単身化

契約名義人が65歳以上の世帯 : 52.2%

65歳以上の単身世帯 : 14.7%

～孤食（1週間の半分以上、1日の全ての食事を1人で喫食）～

※厚生労働省「食育白書」より

2011年：10.2% ⇒ 2017年：15.3% 6年間で1.5倍

経営理念 “笑顔の暮らしを！”届けるために

- 住宅（ハード）の提供だけでなく、
高齢者支援、コミュニティ活性化、さらに若年者を呼び込む取り組みが必要

3-1. 障がい者福祉が高齢者の“暮らし”を支える「みんな食堂」

～杉本町団地(71戸・大阪市)～

背景・概要

- 高齢化・単身化を踏まえ、障がい者支援やコミュニティ支援を行うNPO法人与連携。
- 障がい者の就労支援事業が単身高齢者の孤立・孤食の防止とコミュニティ活性化を促進する仕組み。



団地の一室を「みんな食堂」に！
(2018.8 オープン)



「みんな食堂」外観



3-2. 障がい者福祉が高齢者の“暮らし”を支える「みんな食堂」

～杉本町団地(71戸・大阪市)～

特 長

- 提供するランチは、就労支援事業所に通う障がい者が調理・配膳。
- 障がい者と団地の高齢者、さらに団地住民間のコミュニティも活性化。
- 地元大学の学生や地域にお住まいの方との交流イベントにより、若年層も呼込む。
- 国の障がい福祉制度の活用で、補助金があり安価（1食350円）なランチ提供と安定的な運営が可能。



ボリューム満点のランチ（350円）

3-3. 障がい者福祉が高齢者の“暮らし”を支える「みんな食堂」

～杉本町団地(71戸・大阪市)～

『杉本町みんな食堂』の仕組み

障がい者福祉施設
就労継続支援B型事業所（※）の
利用者が調理



配達



みんな食堂



就労継続支援B型事業所
の利用者が配膳



単身高齢者等が
みんなで食事



※通常の事業所に雇用されることが困難であり、雇用契約に基づく就労が困難である者に対して、就労の機会の提供及び生産活動の機会の提供、その他の就労に必要な知識及び能力の向上のために必要な訓練、その他の必要な支援を行う事業所

3-4. 障がい者福祉が高齢者の“暮らし”を支える「みんな食堂」

～杉本町団地(71戸・大阪市)～



多世代が集う「みんな食堂」



食事後のレクリエーション

営業時間：月・水・金 12時～14時
利用者数：延べ779名（2018.8～）

Osaka Prefectural Housing Corporation

6

4-1. 大阪市立大学の外国人留学生の居住支援とコミュニティ活性化

～杉本町団地(71戸・大阪市)～

背景・概要

- 外国人留学生は大阪府内で24,751人。
(2018年5月)
⇒直近5年間で1.8倍増加。
※(独)日本学生支援機構「外国人留学生在籍
状況調査」
- 「みんな食堂」の近隣にある大阪市立
大学と連携し、同大学の留学生等の住
まいを杉本町団地で確保。



連携協定を締結
(2019.10から入居スタート)



協定締結式（2019.3）



締結式の模様は
YouTubeで
ご覧いただけます。

Osaka Prefectural Housing Corporation

7

4-2. 大阪市立大学の外国人留学生の居住支援とコミュニティ活性化

～杉本町団地(71戸・大阪市)～

特 長

- 団地に若年者（留学生・日本人学生）が入居し「みんな食堂」を利用。
- 食堂を拠点に学生と高齢者、障がい者、さらに団地外の地域住民も含めたコミュニティの形成。
- 家賃の学割やルームシェアを可とし、住まい確保の負担軽減と良好な学習環境の提供。
- 学生による高齢者への買物等の支援の仕組みづくりなど、“一家団欒”から多様な方々が集う“地域団欒”を目指す。



杉本町団地

Osaka Prefectural Housing Corporation

8

5-1. 高齢者等の買物支援と孤食の防止を目指す「やまわけキッチン」

～茶山台団地(981戸・堺市)～

背景・概要

- イノベーションプロジェクト団地である茶山台団地の住民からの声。
 - ☞ 買物や食事などができる食堂やカフェなどの拠点が欲しい
- 買物支援と孤食の防止、コミュニティ活性化のためにNPO法人と連携。
- ひとが集い、美味しいごはんと楽しい時間を“山分ける”新しい考え方のキッチンづくり。



- 団地の一室を「やまわけキッチン」に！（2018.11 オープン）



「やまわけキッチン」外観



Osaka Prefectural Housing Corporation

9

5-2.高齢者等の買物支援と孤食の防止を目指す「やまわけキッチン」

～茶山台団地(981戸・堺市)～

特 長

- キッチンへの改装は、団地住民のDIYで実施し、オープン前からコミュニティを形成。
- 働く人は団地住民であり、来訪者とキッチンで働く人を含めたコミュニティの形成。
- ランチに加え、総菜を安価（100円～）で販売。少しの食事で済みたい高齢者のニーズに対応。
- 地元産の野菜やパン・焼菓子の販売による買物支援と地域貢献。



多世代が集う「やまわけキッチン」

5-3.高齢者等の買物支援と孤食の防止を目指す「やまわけキッチン」

～茶山台団地(981戸・堺市)～



団地にお住まいの方による
DIY



地元産の食材等を使った惣菜
(100円～)



5-4.高齢者等の買物支援と孤食の防止を目指す「やまわけキッチン」

～茶山台団地(981戸・堺市)～



総菜・地元産野菜や菓子販売コーナー



野菜中心の健康的なメニュー
「やまわけ盛り定食」700円

営業時間：月・火・金・土 12時～15時
利用者数：延べ2,227名（2018.11～）

Osaka Prefectural Housing Corporation

12

6-1.学生の安定的な居住・安全安心な学習環境の確保とコミュニティ活性化

～茶山台団地(981戸・堺市)～

背景・概要

- 茶山台団地の近隣にある、桃山学院教育大学は学生寮がなく、遠方からの学生の住まい確保が課題。
- 同大学の近隣であり「やまわけキッチン」のある茶山台団地で学生の住まいを確保。



連携協定を締結
(2019.4から入居スタート)



協定締結式（2019.3）



締結式の模様は
YouTubeで
ご覧いただけます。

Osaka Prefectural Housing Corporation

13

6-2. 学生の安定的な居住・安全安心な学習環境の確保とコミュニティ活性化

～茶山台団地(981戸・堺市)～

特 長

- 入居する学生に団地内の「やまわけキッチン」を利用してもらうなどで、多世代交流によるコミュニティ活性化。
- 教育大学の特性を活かし、集会所で団地に住む子どもへの放課後学習の展開を期待。
- 家賃の学生割引やルームシェアによる入居を可とし、住まい確保の負担軽減と良好な学習環境を提供。

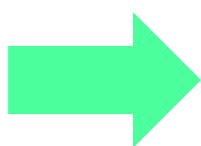


集会所で大学生と子ども達が交流

7. 今後の公社事業の展開

経営理念 “笑顔の暮らしを！”届けるために

- 住宅や設備の“ハード面”での充実に加え、
- 団地はもちろん、地域にお住まいの方を取り巻く社会課題の解決に向けた“ソフト面”での取組みが重要。



今後はさらに、パートナーシップにより、
「住宅」の供給から、
「生活」の供給へと事業展開していく。

ご清聴ありがとうございました。

TAIPEI PUBLIC HOUSING FOR YOUTH INNOVATION



青年創新回饋計畫
臺北市公共住宅

臺北市
公共住宅
青年創新回饋計畫

原典創思
Collaborative Q. Company

Challenges to Taiwan's Public Housing



Stigmatization

Uninspired
Property
Management

Lack of
Common
Identity

Youth Innovation in Public Housing

從0開始的社區 -
以10%的青年種子住戶滾動
公共住宅居民參與機制

The Community Starts from the Scratch:
Youth Seed Participatory Mechanism

臺北市公共住宅開放創意提案徵選入住，選出10%有著社區經營使命的青年種子住戶，透過社區社團、社區議題溝通、線上線下平台建立來建構公宅社區關係，企圖以青創團隊作為引領和觸媒，滾動公宅居民一起投入公共事務。

這是一套解決公宅政策現行問題、回應地方區域議題的實驗計畫，並嘗試發展多元都市居住文化的創新社造模式。

共同參與的社區平台



種子住戶到共好社區



CONTENTS

01

關於計畫

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03

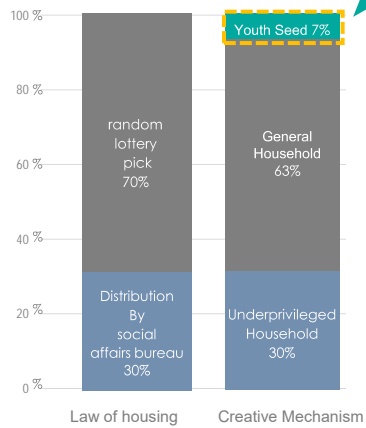
觀察反芻

01

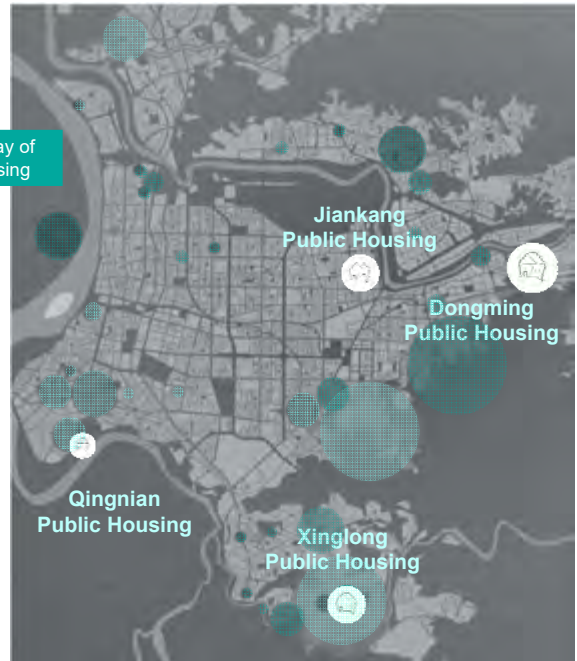
Implement & Base

2016-2019

Percentage of way of applying of public housing



Try to change the way of applying public housing



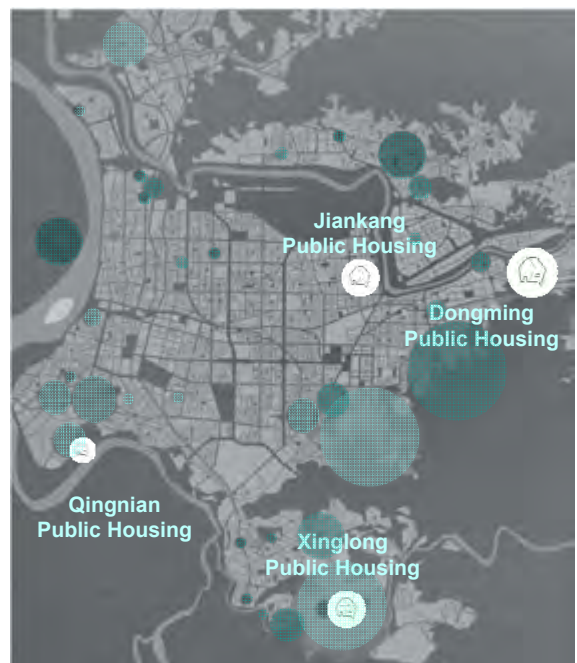
01

Implement & Base

2016-2019



- 1 Selected by the merits of the proposal instead of random-draws
- 2 Two rental terms, 3 years each. Participants are prioritized in selecting the unit
- 3 Teaming up with whomever you prefer, not limited to family members



01 The Mission of Youth Seed



1. To find the finest person

Be admitted on your proposal

2. To do the right thing

- Community Formation
- Operation & Planning
- Social Networking

3. To roll the public affair

- Seek Talents
- Create Links
- Pass on Skills

04 Types of Proposal

Platform

01



04

Art Craft

Professional

02



05

Eco Life Movement

Elderly

03



06

Family - Oriented



Professional



Elderly



04 Implement



04 Community Club





每個人都可參與的共創行動

04 Manage & Planning- Public Space Decoration

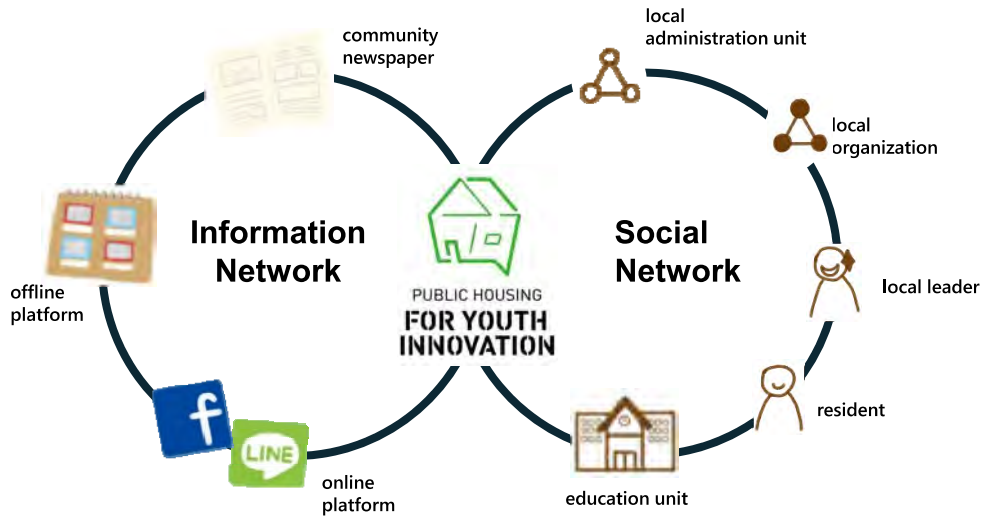


每個人都可參與的共創行動



04

Social Network- Connection & Interaction Platform



04

The role of the seed housing tenants



04

The role of the seed housing tenants

從0開始，
轉為上手的社區種子



04

It is a platform where everyone can be a part of



A journey from the scratch to the shared community.

這是人人可參與的社區大平台
一段從種子住戶到共好社區的歷程



有溫度的居住實踐 - 新居住模式的拓展與推廣

臺北市政府社會局

房東拒租，擔心居家出意外、欠租、髒亂...

超過經濟弱勢戶可負擔租金

住違建、頂樓加蓋、地下室

沒有無障礙設施

電梯、欠缺消防安全設備

住 不 起 不 安 心

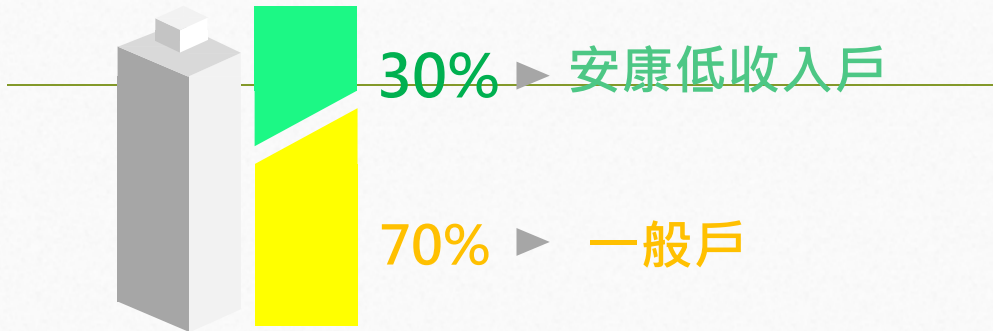
新居住模式的拓展與推廣

平價住宅改建後的新居住模式

■ 改建緣起

興建多年後，因建物老舊，造成維修不易、成本高昂，原設計不符現況使用，且對低收入者歧視易造成標籤化，更進一步造成社會隔離等....

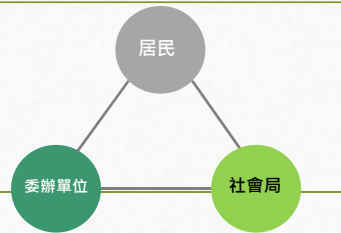
■ 混合居住精神



5

■ 興隆公共住宅低收入戶居住自立方案

透過提供社區環境、居住空間、資源網絡居住輔導協助，使低收入戶在安康社區換住至興隆公共住宅期間，獲得良好的銜接與適應



■ 服務對象：

D1、D2所有住戶	<ul style="list-style-type: none"> • 社區凝聚方案活動 • 福利諮詢與轉介
D1、D2原安康戶	<ul style="list-style-type: none"> • 居住培力 • 家務指導
開案家戶	<ul style="list-style-type: none"> • 個案管理服務



6

✓ 評點複選設計比抽籤更公平正義

■ 以「家庭」為核心概念，最弱勢家庭能優先入住

比較	Before	After
時間	100年-105年	106年
弱勢保障比例	10%	30%
弱勢保障入住機制	抽籤制	評點制
弱勢保障資格	僅看申請人福利資格	看申請人與家庭成員福利資格
特色	1. 抽籤靠手氣、入住憑運氣。 2. 僅看申請人單一福利資格。 3. 對公宅需求最急迫的家庭可能	1. 多重弱勢家庭評點分數越高，得以優先入住。 2. 併同考量申請人與家中成員的福利資格。 3. 對公宅需求最急迫家庭入住機會高。

未住不到

優先家中成員最急迫

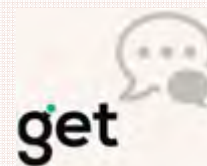
✓ 入住結果

- 身障家庭 97%以上
- 獨居者 76%以上
- 育有3名以上未成年子女家庭 40%以上

✓ 性別資料分析

評點表福利身份個別狀態中，具“失能”“單親”身份者，女性較明顯高於男性

✓ 結合其他住宅資源



完善的服務系統

+ 都社衛

公宅
物管中心

公宅
創回饋戶

在地
社福中心

福利資源及服務
輸送機制
SOP

1.前置準備期

- ✓ 提供住戶生活手冊(都發局)
- ✓ 建立公宅住戶服務系統(社會局、都發局)

2.招租審查期

- ✓ 辦辦公宅招租作業(都發局、社會局)

3.住戶簽約期

- ✓ 辦理相見歡，在地資源網絡關係建立(都發局)

4.住戶入住期

- ✓ 召開個案服務整合會議(社會局、都發局、衛生局、區公所)
- ✓ 每月入住戶系統資料更新(都發局、社會局)

5.穩定服務期

- ✓ 定期召開聯繫會議(都發局)
- ✓ 聯結相關資源，宣導福利服務(社會局)

沒有入住公宅的弱勢族群，還有.....

包租代管、租金補貼

新居住模式的拓展與推廣

青銀共居與老幼共融實踐方案

公寓環境

生活空間簡介

- 3樓：辦公室(Free WiFi)、交誼廳(Free WiFi)、才藝教室、卡拉OK室、保健室、餐廳及中央廚房。
- 4樓：自炊廚房、交誼空間、陽光區、洗衣房。
- 5樓：自炊廚房、交誼空間、陽光區、圖書室及博奕室。
- 6樓：自炊廚房、交誼空間、陽光區、多功能活動室及客房。
- 地下1、2樓為機電房及停車場。



共居學生房



共居男生房

共居學生房

共居女生房



辦理方式

打開老人住宅的大門，讓社區到城市、年輕到長不再區隔，開始共融。



- 房型摘要：提供4間套房，每間居住2名，共計8名學生入住。
- 學生資格：文化大學大學部二年級以上在學學生，未滿20歲者需經家長同意。
- 租金標準：每月租金3,000元，須至少提供20小時服務時數。

青銀共居在臺北@陽明老人公寓



混齡跨代居住



年輕人把外面世界帶
進長輩的生命，長輩
分享自己生活智慧，
打破世代隔閡。

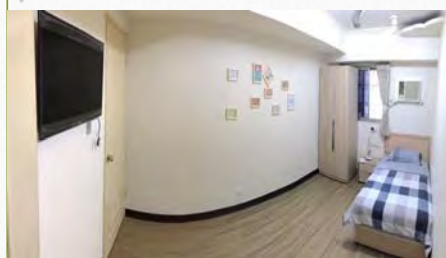


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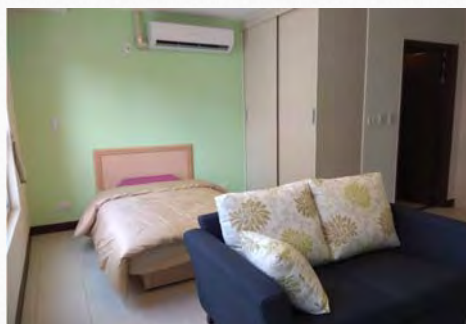
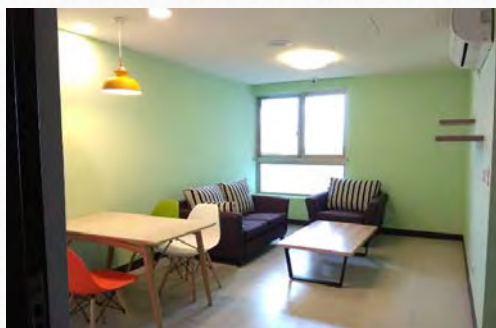
新居住模式的拓展與推廣

青少年自立宅,身障者社區居住

設置自立生活體驗室,協助身障者於社區中自立生活



扶持結束安置無法返回原生家庭、或社區中不適合在家居住，有自立需求年滿18歲之青少年，設置第一所青少年自立住宅，讓家外安置的孩子們在結束寄養家庭、兒少安置機構（例如：育幼院）24小時的照顧生活



FMわいわいの24年 阪神・淡路大震災での気づきを 復興のまちづくりで顕在化



20190906



特定非営利活動法人
FMわいわい 金千秋

20190906_FMYY_kim

今日の伝えたいこと

- 私の紹介から見える神戸・長田
- 1995年1月17日阪神・淡路大震災
- それを活用するための「知恵」の継承



20190906



20190906_FMYY_kim



545南投縣埔里鎮桃米巷52-12號



現代のまち

川の流れを変え、
山を削り、
海に島を作り、
地下に鉄道を走らせ
高速道路を作り、

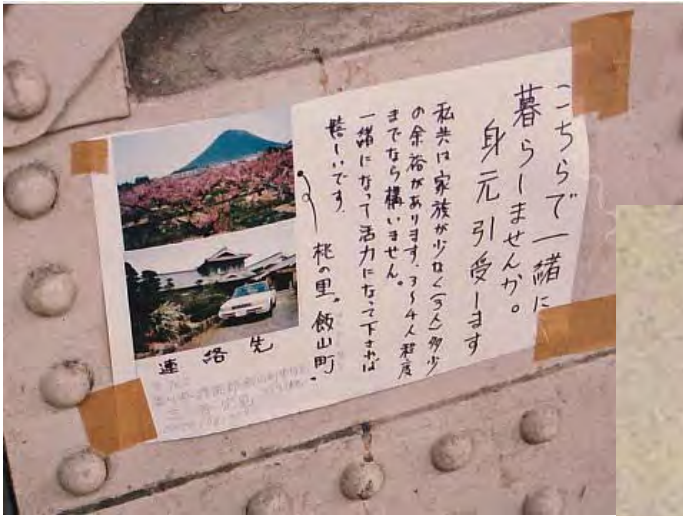


人間の便利のために設計されたまち
その弱さを実感！

20190906

20190906_FMY_kim



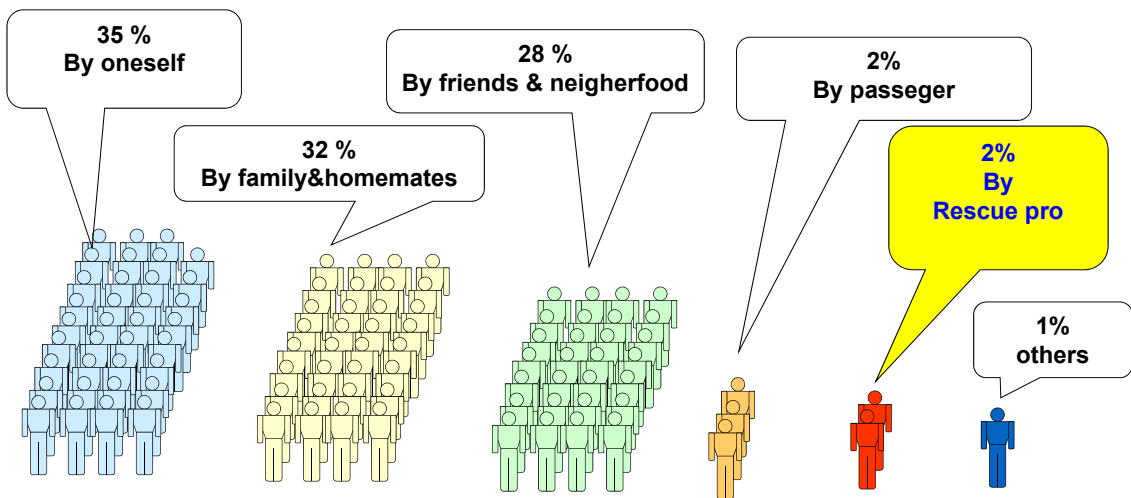


20190906



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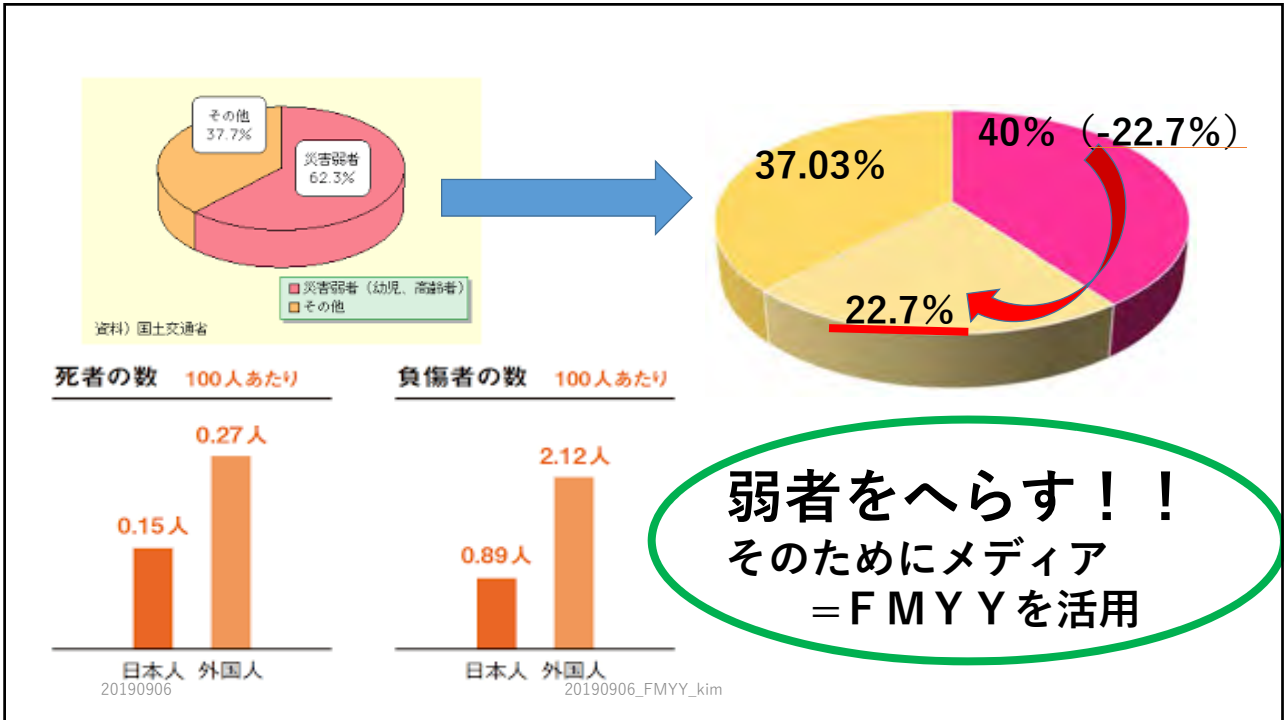
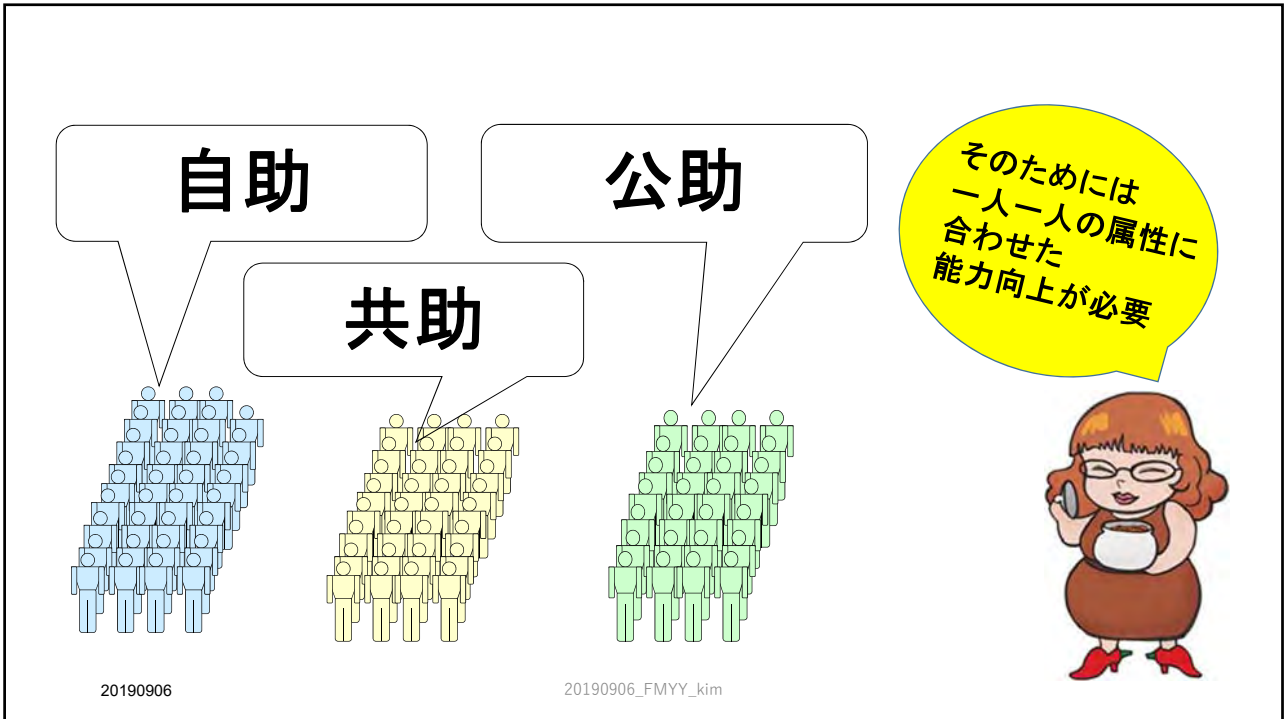
阪神・淡路大震災時の救助のデータから



20190906

20190906_FMY_kim

10



ではなぜFMYYは生まれたのか??



20190906

20190906_FMYY_kim

**発災直後、
家族・友人・知人を求めて人々は避難所巡り、**

**・避難所の壁に避難している人々の
名前・住所の書き出し**



20190906

20190906_FMYY_kim

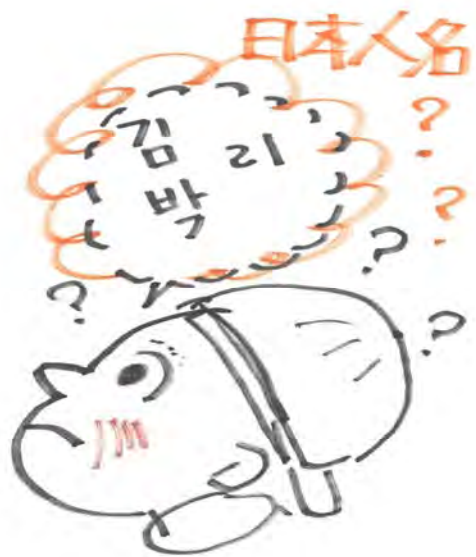


20190906_FMY_kim

しかし そこにあるのは日本人の名前~~~~

辞職難戸
の 断り紙

松山 〇〇に います	田中 大文夫 之孫?	山田 〇〇 〇〇 TEL 〇〇-
------------------	------------------	------------------------------



20190906_FMY_kim

在日コリアンを捜す人々

・日本の名前しか見つからない！！



20190906

20190906_FMYK_kim

なぜ在日コリアンは本名をかかないの？

ロシア・ドイツ・カナダ
中国・オーストラリア在住
コリアンは家族名はコリアン名

通名・通称名を持っているのは
日本在住コリアンのみ

- ・ Kanto Massacre
- ・ 1923年関東大震災の朝鮮人大虐殺の記憶。
- ・ 世界的には知られているが日本では知らない人がほとんど。
- ・ 1995年、人権教育はもちろんあった！が、
- ・ 本当の意味での平等の社会的空気はあったのか？
- ・ **今も続く日本社会の問題！！この解決のための歩み=FMYK。**

20190906

20190906_FMYK_kim



発災直後家族・友人・知人を求めて人々は避難所巡り

- ・避難所の壁に避難している人々の名前・住所の書き出し
- ・在日コリアンを捜す人々
- ・外国人の名前がほとんどない!
- ・ラジオで情報をとる人々の姿!!

ラジオで同胞に呼びかけよう!

金、キム、김
朴、パク、박
李、リ、이、리

言葉(音楽)による当事者の存在の顕在化

여보세요 ♪ ♪안녕하세요
여러분 괜찮습니까
여러분을 찾고 있습니다

2019/05/20

FMY_KIM1_兵庫県立八十

20190906

20190906_FMY_kim

靴のまち長田＝神戸の地場産業



地場産業⇔小さな町工場
⇔オーナーは在日コリアン80%
⇔働く人々
⇔新渡日ベトナム人+南米人

20190906



20190906_FMYK_kim

1995.01.30 여보세요 ♪ ♪~

FM YOBOSYO

在日コリアンの不安の解消。



長田地場産業ケミカルシューズの職場
在日コリアンの会社・工場で働くベトナム人
日本語の理解度は低いことへの気づき
彼らのためのラジオを提案。

1995.4.16 Xin chào ♪ ♪

~**FM YUMEN**



20190906

20190906_FMYK_kim

地域にあるいろいろな違い

その存在への気づき！！



20190906

20190906_FMYY_kim

義務はありながら社会的人権保障の枠から、
論理的理由なしにこぼれがちであった人々の
存在を顕在化するための**ツール=FMYY**

被難所での聞き取り！
実はまちにたくさんあった問題！



YOBOSEYO+YUMEN
FMYY



20190906

20190906_FMYY_kim

震災時の炊き出し



20190906



20190906_FMYY_kim



20190906



20190906_FMYY_kim



2019.09.06 (土) 震災復興支援イベント

多様性は地域力であることへの理解＝イベントを活用

地域力へと
発想の転換



毎週水曜日のFMYYラテン番組で 女川の避難所のペルー人と電話中継



女川避難所

女川で暮らすペルー人女性のアミラさん。
電話でラジオ番組『Salsa Latina(現Latin-a)』に参加して、
女川のまちの状況を伝える。
自分の気持ちを整理したり、これからのことをかんがえる
きっかけになった。

FMYYの番組担当者にとって、
番組の存在意義の自覚



神戸FMYY

20190906

20190906_FMYY_kim

気仙沼のフィリピン人コミュニティのラジオを使った顕在化

- 6月25日フィリピン人コミュニティのリーダー宅に収録機材搬入・研修(数回訪問)
- 7月31日ラジオ番組第一回制作
- 8月12日FMわいわいにて第一回番組の放送
★被災地のコミュニティラジオ局での放送を働きかけ！！(5年通いました！！)
- 現在は気仙沼FMで毎月2番組放送中！



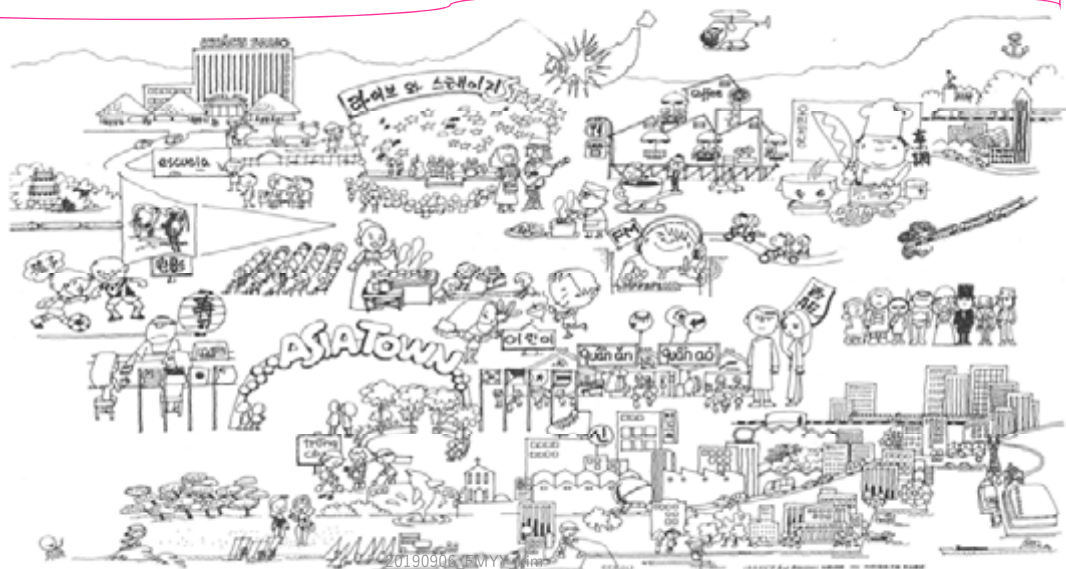
20190906

Bayanihan 第1水曜19時~19時半
Kabayan 第4水曜19時~19時半



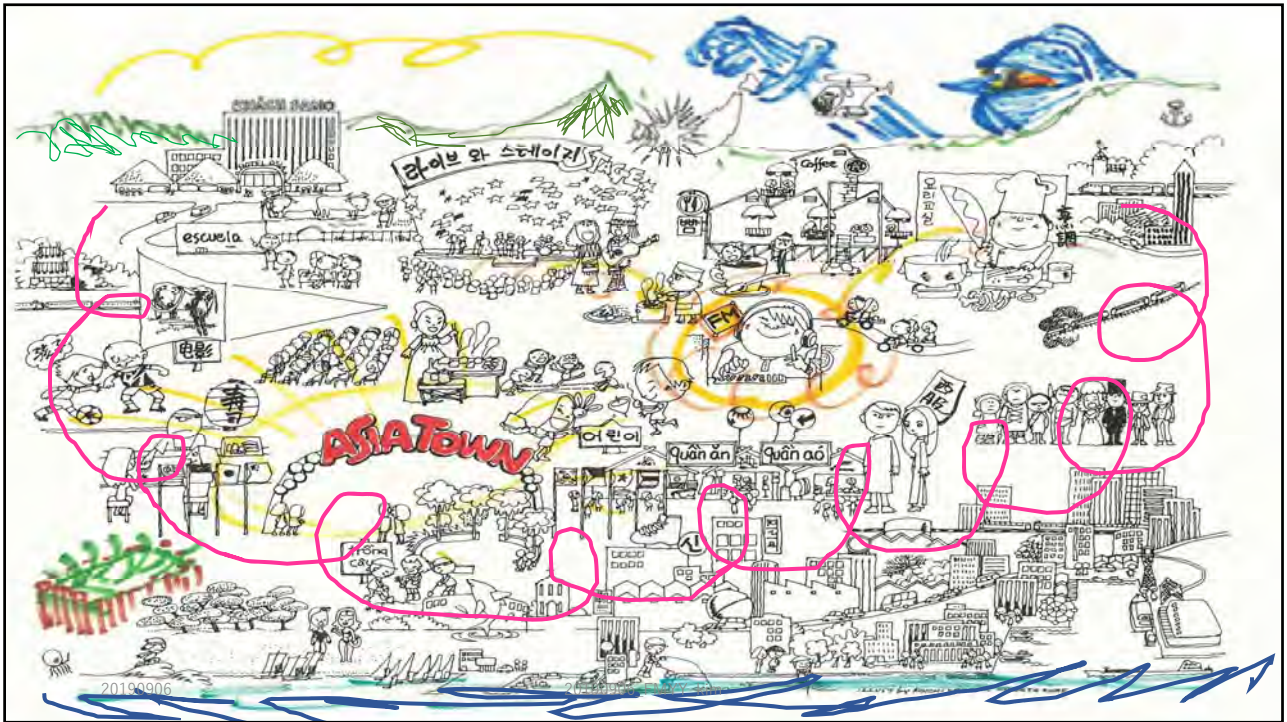
20190906_FMYI_kim

1995年以前に確かにあったが見えない存在の多文化！！



20190906

20190906_FMYI_kim



다문화시대의 길을 묻다

강사: 이주여성자조단체 특투미대표 이레샤 페라라

(2006~현재)TV방송, 라디오 방송, 학교 등에 출강
 (2008~현재)안산, 수원 경찰청 아주 노동자 불역사로 활용
 (2010~현재) 특투미 대표
 (2014~현재)지방경찰교육원 외사과 교육감사
 (2015~현재)여성가족부 민간위원
 (2016~현재)용산구 남영동 복지협의체 위원



이레샤 이야기



한국, 다문화 사회에 진입



다문화 유입 배경에는? 한국에 대한 관심 증대



외국인 사업자들

어떤 외국인들이 한국에 왔을까?



외국인 유학생들

이는 국제결혼의 증가로 이어지고



결혼을 이유로 정착하게 된 외국인들 ↑

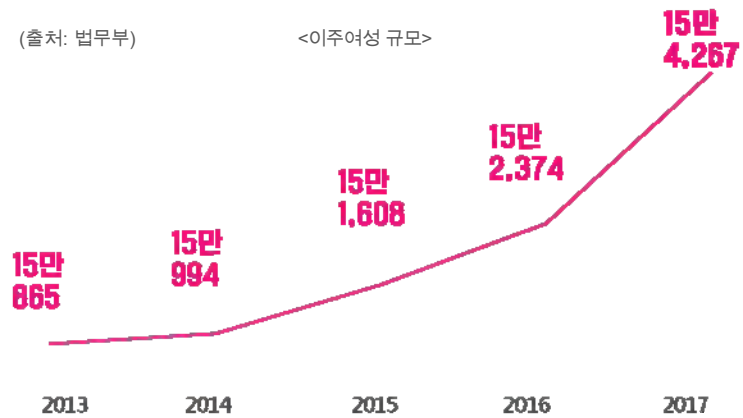


이주여성은 급격히 증가한다



(출처: 법무부)

<이주여성 규모>



현재 우리나라 체류외국인구성



우리나라 총 인구 5천만 명 중,
4%인 2백만 명에 해당하는 외국인들의 구성은 다음과 같다



그러나 이주여성의 일자리는 열악하다



이주민 월 평균 소득 100만원

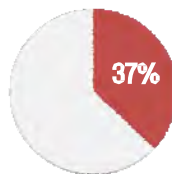


이주민의 주당 노동시간 40시간



(출처: 보건복지가족부, 법무부, 여성부, 한국보건사회연구원)

이주여성 10명 중 4명 생산직



뿐만 아니라 다문화 2세대들 또한 위기를 맞고 있다

이혼, 사별 등의 이유로 한 부모만 남은 다문화가정 증가

다문화 가구 중 한부모 비율 (단위: %)

연도	비율 (%)
2012	3.4
2015	4.8

자료: 여성가족부

학교 적응 문제

다문화 자녀 학업중단 사유 (단위: %)

사유	비율 (%)
학교생활 및 문화가 달라서	18.3
학교공부가 어려워서	18.0
돈을 벌어야 해서	14.4

※ 2015년 조사 자료: 여성가족부

학교 폭력 심화

학교폭력 피해자 비율

학생 유형	비율 (%)
다문화 학생	5%
내국인 학생	0.99%

(출처: 여성가족부, 2014년)

다문화에 대한 한국인의 태도는?

출신국가가 서양권이나 동양권여부에 따른 고용 차별

결혼이민자의 출신국별 취업률 (단위: %)

출신국	취업률 (%)
북미·호주·서유럽	78.2
중국총모	52.4
말리핀	41.6
중국(한족 등)	39.9
태국	36.8
일본	35.9
몽골	31.0
베트남	21.2
캄보디아	12.2
기타	44.1
계	40.2

자료: 2009년 전국 다문화가족 실태조사 연구, 보건복지가족부

다문화사회 문제의식이 낮아 다문화 사업 차별

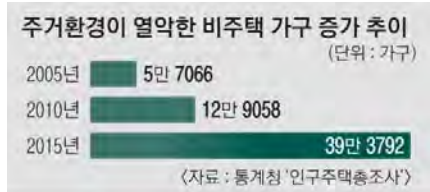
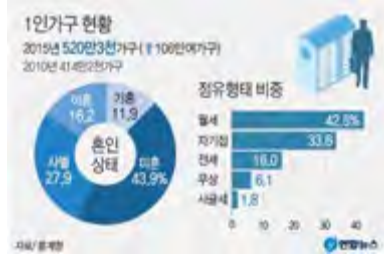
일반 사업의 경우 지원 사업비

■ 사업비: 일반사업 5억원 이내, 프로그램(행사성) 사업 3억원 미만

다문화 사업의 경우 지원 사업비

□ 지원금액: 150,000천원 (기관당 최대 50,000천원)

늘어나는 1인 월세 가구 거주민과 비주택 가구 거주민들...
경제적 여건은 어려워만 가는데...

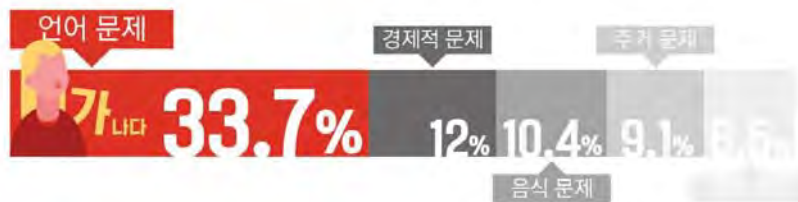


*비주택 가구: 고시원, 고시텔, 직장 일부 공간, 숙박업소, 판잣집, 비닐하우스와 같이 사람이 거주하는 목적의 건축물이 아닌 모든 건물

외국인들 또한 예외가 아닐 수 없다
국내 거주 외국인 10명 중 1명은 주거 문제로 힘들어하고 있다

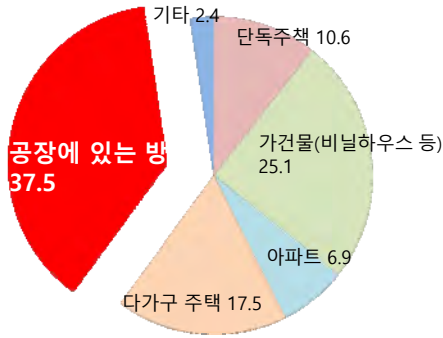
한국 생활에서 가장 힘든 점은?

출처: 연세대 언어연구원



(외국인 유학생 400명 대상)

외국인 주거 상황은 다음과 같이 매우 열악하다



(외국인노동자 533명 대상)

다문화에 대한 한국인의 태도는?



'인천 중학생 추락사 사건' 보다 부각 된 것은 다문화 가정을 구분하는 언론의 소리



의 혐의로 구속 기소한다. 사안번호...

경남·인천 초·중·고교, 외국인 노동자 밀착 방문 조선일보 2018.11.19. 18:08:49

이탈민족교류재단 등근로자에게 집단 폭력을 당했다 추락해 숨진 인천 중학생 추락사 사건의 가해, 시군은 대 무해 귀국 등... 여타는 러시아 국적인 것으로 전해졌다. 경찰은 사건과 소멸하고 동료 6명 등 4명...

다문화가정 중학생, 가해자 범인 혐의 불확실 경향신문 2018.11.16

19일 인천 연수경찰서에 따르면 다문화가정 중학생 시(14)군을 집단폭행하고 이혼의 폭행에서 추락 사망에 이르게 한 혐의(살인치사)로 구속된 중학생 4명 중 3(4)군은 구속 당시 시군으로부터 범인 혐의 불명확을 받고 있다.

다문화가정, 침묵을 깨는 아이 경향신문 2018.11.16. 18:08:49

『인천 중학생 추락사』가해자 범인 혐의 불확실... 『인천 중학생 추락사』가해자 범인 혐의 불확실... 『인천 중학생 추락사』가해자 범인 혐의 불확실...

올해 이주한 10대 청소년, 이주노동자 추방사 이산 중학생 노면 연합뉴스 2018.11.16. 18:08:49

인천 중학생 집단폭행 10대를 검찰 송치 (O-G) 연합뉴스 TV 특종 | 인천 다문화가정 중학생... 동료 노동자로부터 폭행당한 후 후선 지난 11일 인천의 한 이혼... 『인천 중학생 추락사』가해자 범인 혐의 불확실... 『인천 중학생 추락사』가해자 범인 혐의 불확실...

[2018사건 그 후] 인천 중학생 추락사, 주목 받지는 10대들의 폭력성 연합뉴스 2018.11.16. 18:08:49

사건' 인천 중학생 집단폭행 10대를 검찰 송치 (O-G) 연합뉴스 TV 특종 | 인천 다문화가정 중학생... 동료 노동자로부터 폭행당한 후 후선 지난 11일 인천의 한 이혼... 『인천 중학생 추락사』가해자 범인 혐의 불확실... 『인천 중학생 추락사』가해자 범인 혐의 불확실...

*인천 중학생 추락사 사건 : 4명의 학생이 다문화 학생을 밀쳐 떨어트린 사건

구분이 없다! '이름'만으로 불리는 나라 미국



미국은 150년 전 이주민 인종구분을 삭제한다



1790 이민법 제정으로 2년 이상 거주 백인만귀화
자격 부여

1870 흑인 국적 취득 허용

1852 이민에서 인종 구분 삭제

**굴이 동양인이라고 흑인이라고 백인이라고
구분·분류해 정책을 만들지 않는다**

한국의 다문화가 가야 할 방향



**이주민과 일반인이 함께
노력하는 사회**



독투미

이주여성자조단체



독투미가 이주여성 본인 및 사회가 갖는
근본 문제에 직접 도전!
“ 이주여성 스스로가 적극적으로 위기를
예방하고 삶의 문제를 해결하자
이를 위해 정부가 이주여성의 목소리를
들어줘야 한다 ”

여기서 잠깐, 누가 한국 사람일까요?



외모를 보는 기준은 개성이 되어야 한다
다문화시대에서는 더 이상 외모로 국민과 외국인을 구분하지 않아야 한다

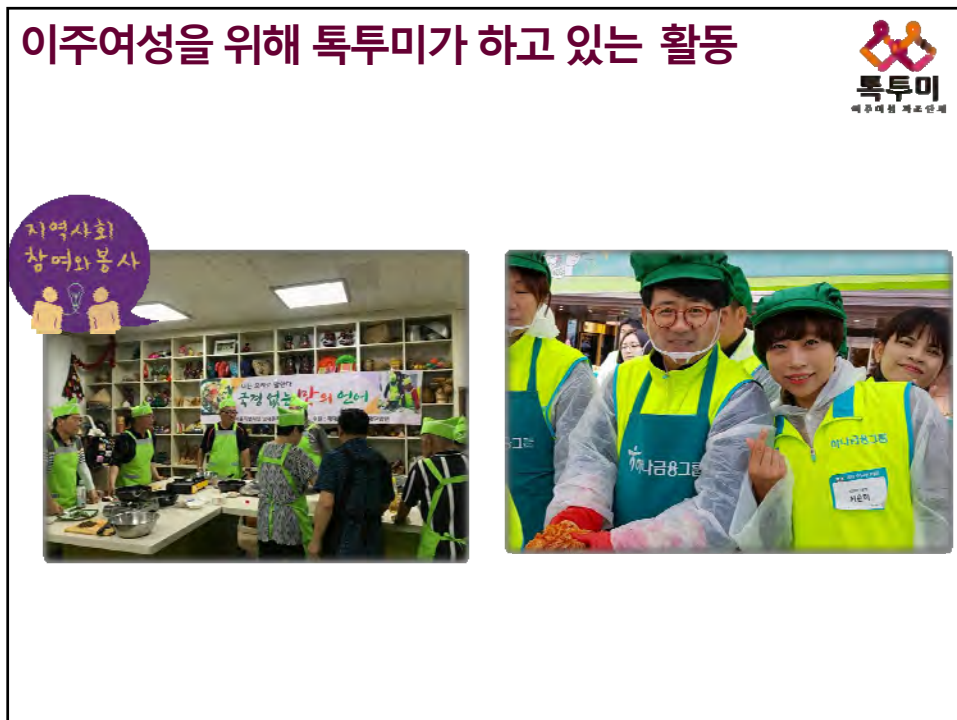
<http://cafe.daum.net/yehimom>

이주여성을 위해 특투미가 하고 있는 활동



司令ダ
パ
F
h





이주여성을 위해 특투미가 하고 있는 활동



이주여성을 위해 특투미가 하고 있는 활동



이주여성을 위해 특투미가 하고 있는 일



모니카인형
 만들기
 체험교육



이주여성을 위해 특투미가 하고 있는 활동



싱가포르
 커뮤니티
 투어는 여행





다문화시대가 나아갈 길은 함께 만들어야 합니다

이주여성은 도움 받기만 하는 것이 아닙니다 그렇다
고 혼자서 다 해내도록 떠맡겨서는 안됩니다 이주
여성이堂堂한 국민의 일원이 되어야 하며
토크툼이가 차별 없는 인권 존중 사회를 위해 힘쓸 것입니다”



감사합니다

토크툼이

이주여성 자조단체

為無家者/弱勢社群建構一個新社群： 與人重新連結的協作式共住計劃

“How the collaborative co-housing project helping under-privileged to integrate into an inclusive system by reconnecting with others and forming a new community”

Christian Concern For The Homeless Association (CCHA)

施慧玲 Shih Wai Ling, Angel 2019-9-6



為無家者/弱勢社群建構一個新社群： 與人重新連結的協作式共住計劃

“How the collaborative co-housing project helping under-privileged to integrate into an inclusive system by reconnecting with others and forming a new community”

- 透過共住服務 co-living service
- 建構一個新社群
To construct a new & dynamic community purposefully for those in homelessness
- 手法：與人連結 method: reconnecting with others
- 參考價值 Contributions



從無家到主流社會
From Homelessness to Mainstream Society

遙遠、懼怕、沒信心...
long distance, fear, lack of confidence

FROM
Homelessness & Helplessness



TO mainstream society



What Can We do?

CCHA Established in 1987 (1987 年成立)

香港的無家者 People in Homelessness @HK

Outreach



「無瓦遮頭」、無家
No shelter & Homeless

「有瓦遮頭」但無家
Under shelter
but Homeless

露宿者 street sleepers
「麥難民」

居於臨時收容中心 / 單身人士宿舍人士
Living in temporary hostel

居於不適切居所 (惡劣居所) 人士
Living in sub-divided units, cubicles,
bed space & rooftop apartments

背景 Background



無家者臨時宿舍 Temporary Shelter for people in homelessness

短期宿舍 (男) Male Hostel 42

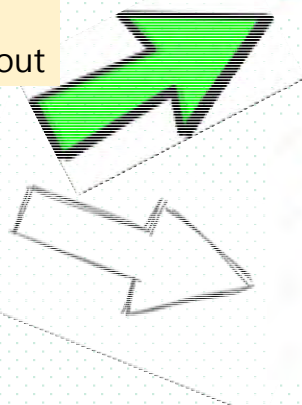
短期宿舍 (女) Female Hostel 42

@年200人 → @120遷出

Each year 200ppl → 120ppl move out



10%



背景 Background



全港目前有接近21萬名居住在舊樓
分隔單位(俗稱：劏房)的基層市民

Almost 210,000 ppl living at sub-
divided units in Hong Kong

租金貴、面積小、環境惡劣
High rental, small space,
adverse environment



Long queue: At average 5.5 years which is
record high waiting time for public housing



「劏房」租金中位數 Average rental for a sub-divided unit : HKD4,500

人均面積中位數 Average living space per person : 56.5平方呎sq.ft

- 1. 臨時宿舍經驗 : 全人關懷服務
Temporary Hostel: Offer Holistic Care Services



- 2. 社區網絡: 地區教會30+
Community Network: 30+ Local Churches



『禧房』的模式及特色

Faith-based Social Housing Model & Features



『禧房』 = *教會參與的過渡性房屋 (1/2-3年)

Faith-based Social Housing

= *Engage local churches supporting transitional housing (1/2 - 3 years)



- 「禧房」是借用聖經裡「禧年」的**均平原則、人與土地都被釋放**。

Per Bible's principle of average out : properties & labors has to be returned in the Year of Jubilee

- 鼓勵擁有資源的提供**可負擔租金的房產**予有需要人士，達致資源分享及重新分配，改善弱勢群體的居住環境和質素。

Encourage property owners to offer apartments in affordable rental for those underprivileged achieving resources sharing and improvement of living conditions for them

- 鼓勵**教會參與**，走進社區服務，以這些房產來**安置和關懷**基層人士或家庭，並建立長遠的關係。

Engage local churches to establish caring relationship with the residents in the social housing for building up ongoing community connection

『禧房』的模式及特色

Faith-based Social Housing Model & Features



為什麼選擇教會成為友善群體？

Why we choose Church being the Friendly Community Partner?



PLATFORM

Almost 1300 local churches in HK



理念相近，資源豐富

Sharing similar value, resourceful partners

實踐信仰使命：愛人如己

Live out the life of Love your neighbor as yourself

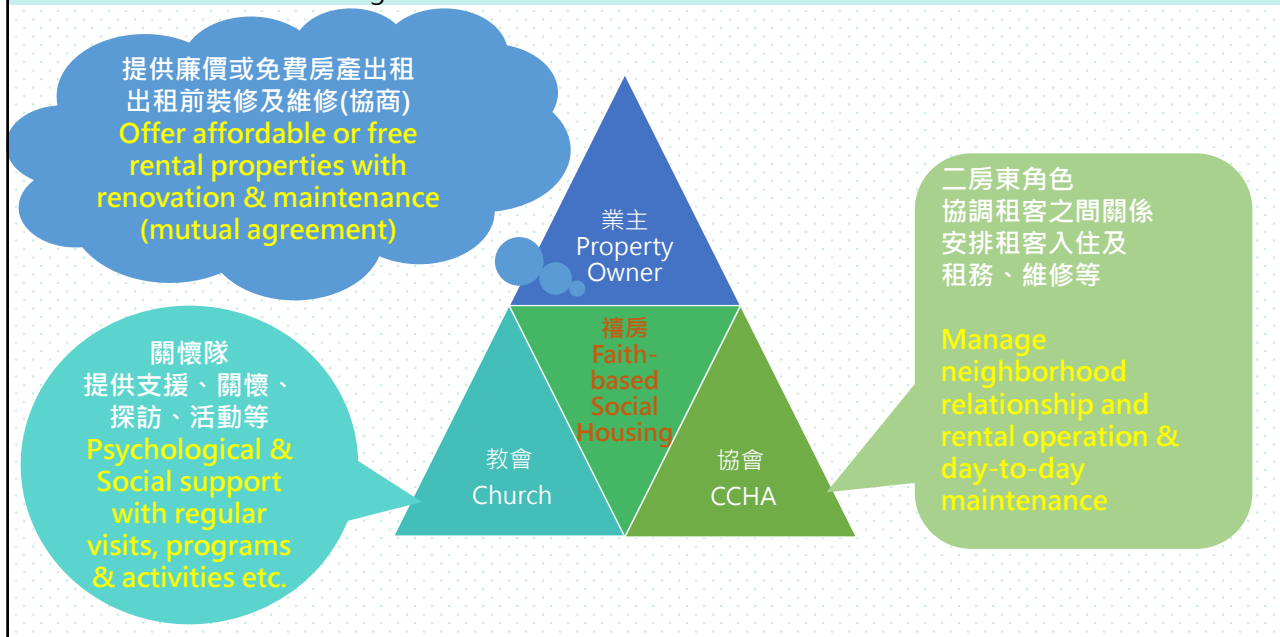
展示：無私關愛、均平價值

Unconditional caring & value of fairness

地區教會是重要的社區資本

Churches are the important social capital

『禧房』的模式及特色 Faith-based Social Housing Model & Features



禧房服務 Services

一. 對象及住宿期 Service Targets & Length of Service

- 主要是婦女及孩子，單身男士
Single mothers with kids and single males
- 共住，住期為半年至3年
Home-like co-living with length of stay from ½ to 3 years



二. 數字 Current Data

- 6個單位 6 apartments
- 可住床位共48張 48 bedspaces
- 自2015年起，服務人數超過150人
Served over 150 persons since 2015



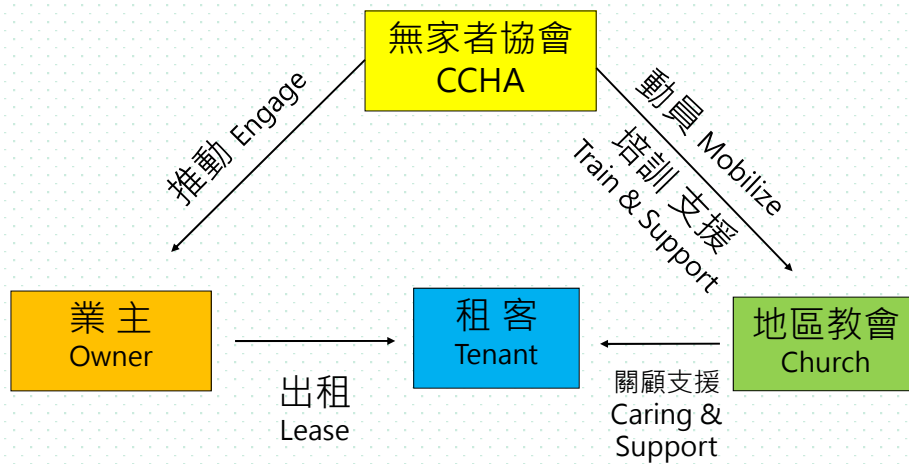
禧房的營運模式

Faith-based Social Housing Operation Models

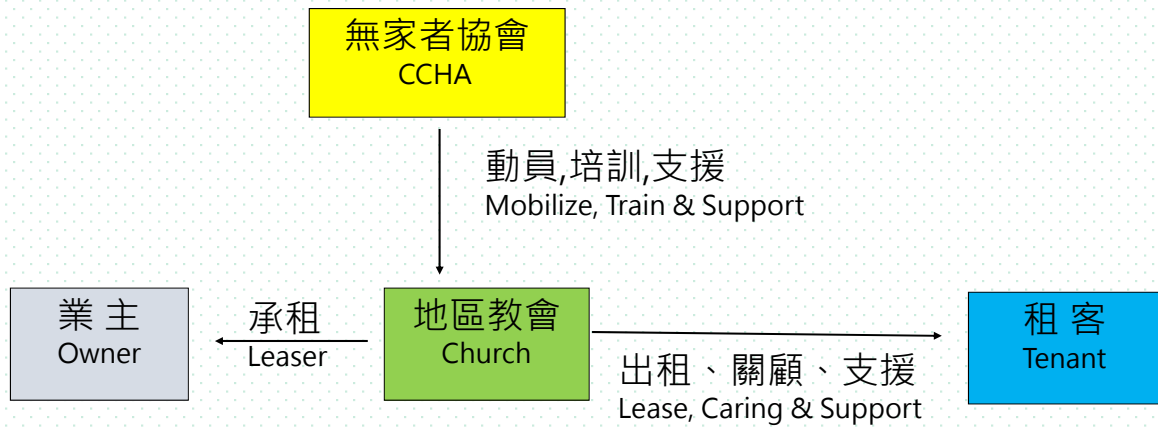


不可割盡田角

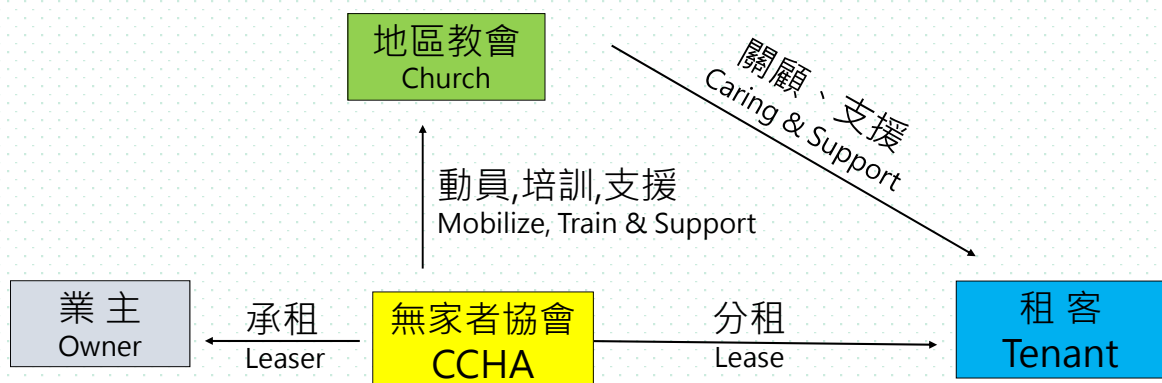
模式1：業主主導 Model 1: Owner-led



模式2：教會主導 Model 2: Church-led

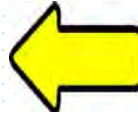


模式3：營運機構及教會協作
Model 3: CCHA & Church – led



此「營運機構」的角色也可
由其他非牟利社福機構/社企
等機構擔任
Operation Unit can be
NGOs or Social Enterprises

挑戰 VS 建議 Challenges vs Recommendations



物業管理的中介公司處理更佳
Property agent is a better option

物業管理人力資源所費不菲
High labor cost in Property Management Services

挑戰 VS 建議 Challenges vs Recommendations

禧房/有信仰元素的過渡性房屋 協會、禧房網絡社企、業主和地區教會四方協作
Faith-based Social Housing: Multi-dimensional co-operation among 4 different parties

<p>★營運機構(管理) (如：禧房網絡社會企業) Operation Unit (Management) (NGO/Social Enterprise) 二房東角色 協調租客之間關係 收人及簽租約、收租 Manage neighborhood relationship Recruit tenants & leasing arrangement</p>	<p>無家者協會(CCHA) 顧問(運作及培訓) 動員教會參與 As consultant (Operation & Training) Mobilize local churches to participate in the project</p>
<p>業主 (Owner) 提供廉價或免費房產 出租前裝修及維修(協商) Offer affordable or free rental properties with renovation & maintenance (mutual agreement)</p>	<p>地區教會 (Church) 關懷隊 提供支援、探訪、關懷、活動等 Psychological & Social support with regular visits, programs & activities etc.</p>

地區教會高度參與：建立社區網絡

High commitment & engagement of local churches: promote community network



地區教會高度參與：建立社區網絡

基督教關懷無家者協會
Christian Concern For The Homeless Association

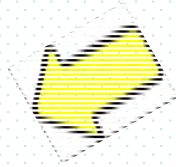
High commitment & engagement of local churches: promote community network



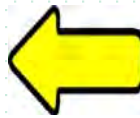
挑戰 vs 建議 Challenges vs Recommendations



宗教信仰會成為入住條件嗎？
Conditional offer with religious commitment?



入住前聲明：宗教自由
Religious freedom is definitely permitted



前住客分享住宿經驗
Experience sharing from ex-residents

成效：住客層面 Outcome: residence feedback

工作與儲蓄計劃
Working & Saving

基督教關懷無家者協會
恩金貯蓄記錄表

受託人姓名： [redacted] 第 1 / 1 頁

日期	存款金額	取回金額	結餘金額	受託人姓名	會計員姓名
16/11/11	22,000		22,000	A	11/11/11
17-20/11	22,000		44,000	A	11/11/11
17-20/11	22,000		66,000	A	11/11/11
17-20/11	22,000		88,000	A	11/11/11
17-20/11	22,000		110,000	A	11/11/11
17-20/11	22,000		132,000	A	11/11/11
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17-20/11	22,000		286,000	A	11/11/11
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17-20/11	22,000		330,000	A	11/11/11
17-20/11	22,000		352,000	A	11/11/11
17-20/11	22,000		374,000	A	11/11/11
17-20/11	22,000		396,000	A	11/11/11
17-20/11	22,000		418,000	A	11/11/11
17-20/11	22,000		440,000	A	11/11/11
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17-20/11	22,000		3,960,000	A	11/11/11
17-20/11	22,000		3,982,000	A	11/11/11
17-20/11</					

成效：住客層面 Outcome: residence feedback

Tutorial Classes for Kids organized by local churches

兒童補習

日期：
17-19, 22-26,
29-30/7
(共 10 天)

時間：
9:30 am
-
4:00 pm

地點：
基督教會純恩堂
九龍尖沙咀漆咸道南
21 號 2 字樓
(尖東港鐵站 P3 出口)



建立關係，感到被愛、
有所歸屬
Friendship, love,
sense of belongings



成效：住客層面 Outcome: residence feedback

居民會 Home meeting among residents



共住方向：自主、自理

項目	剛搬遷居民的擔憂	務人共同商量的做法
租金	租金太貴	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
屋宇	屋宇狹窄	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
洗衣機	洗衣機	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
廚房	廚房狹窄	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
浴室	浴室狹窄	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
廁所	廁所狹窄	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助
其他	其他	1. 協助申請政府資助 2. 協助申請社會服務 3. 協助申請法律援助

成效：住客層面 Outcome: residence feedback



總結：刻意為無家者建構一個新的互動社群

To construct a new & dynamic community purposefully for those in homelessness

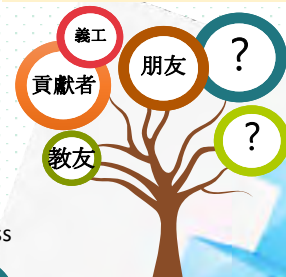
身份轉換
Identity transformation



重建信心
重投社會
Rebuild confidence & Re-engage in the community



FROM the identity of..
Homelessness & Helplessness



TO obtain new identity such as...
Volunteers,
Contributors,
Members in church,
Friends of the others.. And more

總結：還有誰可以成為友善群體
Who can be the Friendly Community Partner?

To construct a new & dynamic community purposefully for those in homelessness

地區教會(友善群體)Local churches as friendly community partner
重要的社區資本 as important social capital
屬社區的一部份 part of social community



若為社會房屋項目尋覓一個有相同理念和富優厚資源的友善群體成為同行伙伴。為弱勢提供深度關懷。若社區中有類似的同行網絡群體，理論上或許有相同效果。

To connect those friendly community partners with similar values & resourceful social capital to offer housing options & in-depth caring for those underprivileged so to build up a better community

願景 Vision :



對抗社會主流價值：「榨取最大利潤」

SAY NO TO THE MAINSTREAM VALUE:

TO GET SQUEEZED EVERY PENNY OUT OF SOMEBODY



成為模範

擴展受惠對象

ESTABLISH THE MODEL

EXPAND THE POOL OF BENEFICIARIES



END



[Faith-based social housing booklet](#)
[Chinese version](#)
電子版：免費下載 free download

http://www.homeless.org.hk/publication_and_info/faith_based_social_housing/

不可割盡田角



不可割盡田角





共住共生

香港低收入單親家庭的過渡性社會房屋

Co-housing and Co-living: Social housing for low-income single parent families in Hong Kong



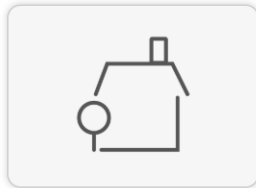
- 聖雅各福群會 社會房屋社工 麥依婷 -
- St. James' Settlement, Social Housing Team, Yee-Ting MAK -


德意志銀行 (Deutsche Bank)

《2019全球物價報告》

(Mapping the world's prices 2019)

兩房單位的
平均租金
Monthly Rent



2

《2019全球物價報告》



香港房屋類型



私人房屋
Private Market



過渡性
社會房屋
Transitional
Social Housing



公共房屋
Public Housing





聖雅各福群會

St. James' Settlement

過渡性社會房屋

Transitional Social Housing

“雅軒”

(James' House)



// 營運理念：共住共生

‘共住’
Co-housing



‘共生’
Co-living

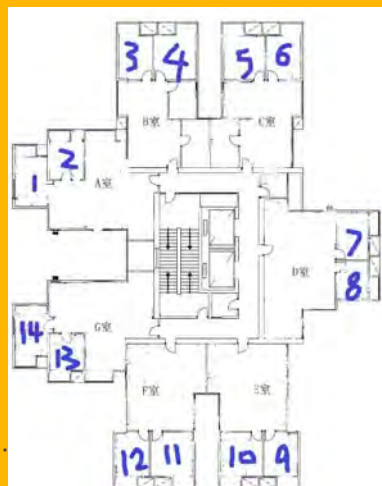
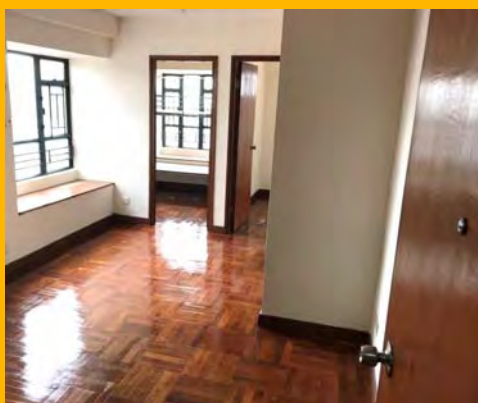


// 營運理念：共住共生

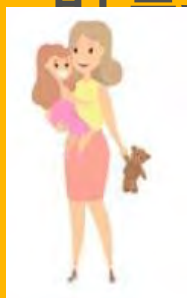


'共住'

'共生': 25 & 26樓



// 計劃對象



正輪候
公共房屋

+

育有年幼子女的
低收入單親家庭

提供服務



符合人均居住
面積的房屋



活動





日常運作 Actual Operation



‘共住’ Co-housing

(在同一單位裡面的兩個家庭)

- 獨立：房間
- 共用：客廳、廚房、洗手間



‘共住’ Co-housing



- 獨立房間空間小
 - 家庭必須使用 共用空間
(客廳+廚房+洗手間)
- 產生不同摩擦



11

‘共住’ Co-housing



真實例子：

家庭A

單親媽媽+1初生嬰兒



家庭B

單親媽媽+2子女 (小學&中學)



初期配對：考慮因素

A 需要其他家長協助

B 需要多用洗手間，特別在上學時間



12

‘共住’ Co-housing



真實例子： 家庭A  家庭B 

居住後：共用空間出現問題

1. A投訴：B故意開風扇，吹向A
B回應：拖地需吹乾地面



2. B投訴：A衛生不佳，客廳+洗手間充滿頭髮
A回應：B才是不清理洗手間



13

‘共住’ Co-housing



真實例子： 家庭A  家庭B 

共用空間的協調 出現問題

- 為子女爭取權益
- 希望對方改變
- 各不相讓

共住：不能發揮作用



14

‘共生’ Co-living

(在雅軒裡面居住的家庭)

- 25&26樓：一共28個家庭



15

‘共生’ Co-living



真實例子：

4個初生嬰兒媽媽，居住在4個不同單位

包括：家庭A

單親媽媽 + 1初生嬰兒



16



● 團購奶粉、尿片；輪流買菜；互相託管嬰兒；相約外出遊玩；分享社區資源

初生嬰兒媽媽：
組織互助
支援網絡 17



‘共生’ Co-living



真實例子：

4個初生嬰兒媽媽：互助支援網絡



共生：超出預期





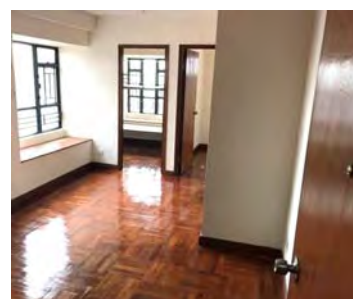
反思 Reflection



關鍵點：共用空間

共住：☹️；共生：😊

- '共住'
 - 相見好，同住難
 - 平常面臨衝突
 - √ 迴避 / 避開
 - ☹️ 避不了
- '共生' → 沒有限制
 - 相似背景，互助



解決方法：↑ 私人空間，↓ 共住空間





總結

Conclusion



1. 社會房屋 = 德政

- 短、中期房屋規劃



2. 香港政府應主動投放資金、資源 → 推動 + 完善

- 現時只有社福機構在營運
- '雅軒'只有14個單位，受惠人數只有五十多人



3. 香港政府需主動承擔 發展 + 建設公共房屋的責任

- 住屋是每個人的基本需要
- 社會房屋營運年期受限制為兩年，
低收入家庭兩年內不能分派到公屋，
☹️再次遷回劏房



謝謝!Thanks!

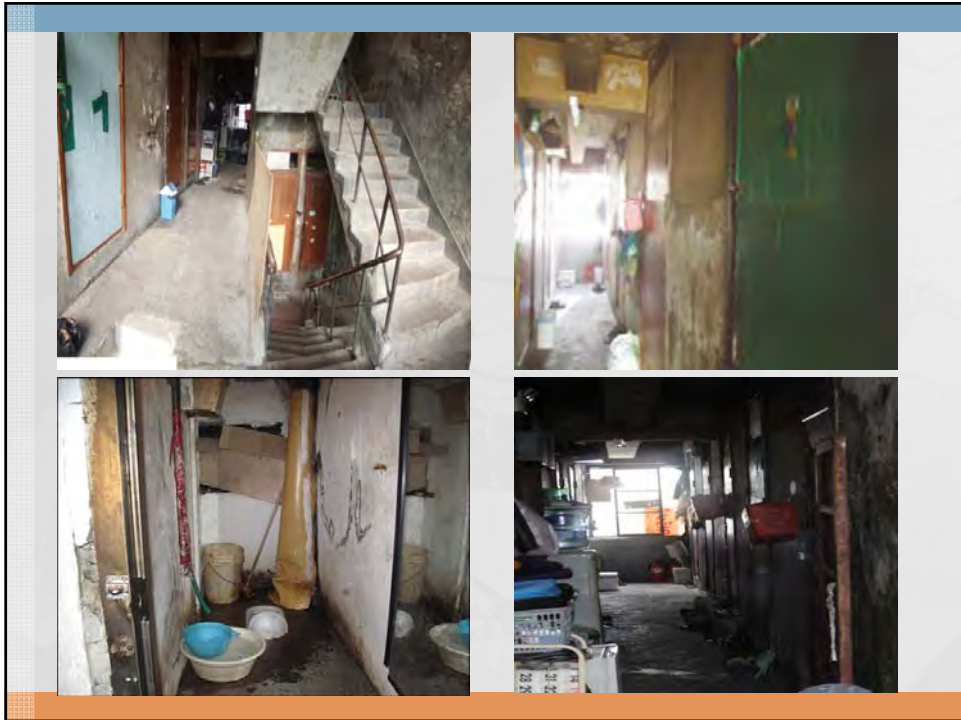


Sarang-bang
Community
Credit Cooperative
for the Slum Area
Dongja-dong













주민협동조합(가칭)
추진위원회
구성을 위한 모임

“가난한 이들이 모여서
함께 하는 마을을 만듭시다!”

일시 : 3월 1일(월) 오후 2시 - 5시

장소 : 성민교회 2층 201호

주최 : 동자동사랑방, 한울타리회







The Present Condition of July 2019

members : 449

saving money : \$ 243,000

loan : 3,222cases \$ 618,000

repayment rate : 88%



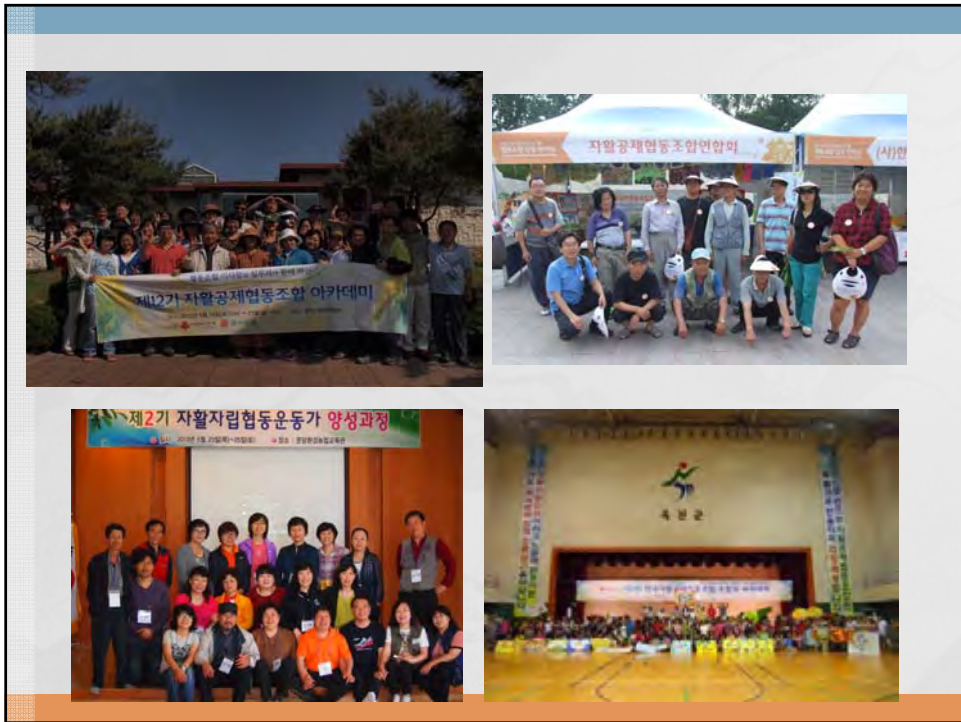
















Thank you very much !



人生百味 do you a flavor

包容城市與貧窮人的空間

inclusive city and poor people space on the street



石頭湯計畫

每月舉辦1-3場，每場參與者人數約在10-25人。

每次將將蒐集來的過剩食材，重新料理，製作50-80份餐點。





街賣者計畫

開發商品
街賣田野調查
與街賣集團合作



友善回收計畫

20位拾荒者
每一碼布料
收17個寶特瓶
5倍價格
85萬隻保特瓶





街頭，是個什麼樣的空間 whata a street space should be like ?

除了走道外 it is not only a walk space

還是 but also

有人的攤位 a space for selling

有人的工作場所 a space for work (recycle, beggar and advertisement)

有人的住所 a space for sleeping

很多人最後的選擇 a space poor people's last choice

其實，兩者的需求是一樣的

Actually what we need is the same.

社會最大的誤會: 街頭排除不一樣的人, 才會安全、乾淨。

The biggest misunderstanding is:「it is safe and clean if there is no poor people on the street」

所以市民排斥協助貧窮者, 他們認為愈幫愈亂

So citizen hate to help poor people on the stree. They think that if they help poor people that will make street more chaotic.

所以我們從市民的需求出發詢問他們:「但究竟街頭上怎麼比較安全? 充滿吃飽的人, 還是都是沒吃飽的人」

So we ask them **a question from their demanding**:「which is more safe place, if there is full of hungry people or unhangry people? 」

透過大量真實的接觸，讓彼此產生連結 Connect each other by massive connect



我們會在彼此的生命中，找到共同性來消除誤解。

We will find the similar thing in each other's life.

And the stigma will disappear naturally.

最貧窮的空間改善，意謂了整個都市的改善 If we improve the poorest space, the whole city changed.

我們不需在街頭創造一個貧窮者專屬的空間，而應該創造一個「對所有人開放，但對貧窮者最友善」的空間，一個開放的空間，自然對貧窮人最友善。

We don't need to create a poor people space on the street. We need to create a space open to everyone especially poverty. A open space is always good for people in poverty.

如果街頭有免費的食物，簡單洗澡、洗衣、睡覺遮風蔽雨的地方，那會發生什麼事。

If there is always free food, shower, laundry and some place for sleep without rain and light on street.

What would be the steet and the city like?



在所有層次上使都市對於
貧窮更加包容。

**Make the city more
inclusive at every point**



人蓋起城市, 城市應待人溫柔。by 貧窮人的台北
people build the city, the city should treat
people tenderly. by poor people's taipei

Summary and Prospect on 10th ICN

- I Review and suggestion on the 9th ICN
- II About ICN-Taiwan
- III About the 10th ICN@Seoul
- IV conclusion

I Review and suggestion on the 9th ICN

EA-ICN已經進入第三輪了

- 工作坊定位:**問題與方案對策導向**，聚焦在各國相關**創新性**制度與案例經驗交流。
- 主題設定：嘗試**回應連結台灣面對之課題**，包括都市再生**Urban Regeneration**、可負擔住宅**Affordable Housing**、社會多樣性**Diversity**、社會經濟**Economy**。
- 進行方式：對比之前，報告適度減量，**增加每個報告與交流討論時間**。

II About ICN-Taiwan

一、目標

- OURS都市改革組織
The Organization of Urban Re-s
- 社會住宅推動聯盟
Social Housing Advocacy Consortium
- 台灣芒草心慈善協會
Homeless Taiwan Association
- 崔媽媽基金會
Tsuei Ma Ma Foundation
- 臺灣大學建築與城鄉研究
National Taiwan University, Graduate
Institute of Building and Planning
- 台灣社會福利總盟
Taiwan Social Welfare League
- 勵馨社會福利事業基金會
The Garden of Hope Foundation
- 台北市臻佶祥社會服務協會
Jen Ji Shiang Social Service Institute, Taipei
City
- 人生百味
Do You A Flavor
- 原典創思規劃顧問公司
Collaborative O. Company

II About ICN-Taiwan

二、目標

- 關注臺灣城市弱勢社區與底層人民之居住與相關的生活困境問題，
形成議題倡議網絡，並推展國際交流合作。

三、基本運作（後續邀各團體商議細節）

- 團體成員參與後續各屆EA-ICN國際工作坊（或分享各國報告）
- 團體成員議題交流，並**強化在地議題串聯合作。**

III About the 10th ICN@Seoul

- Early June
- Translation(simultaneously)/workshop(groups): in discussion
- Start to discuss in this November
-

IV Conclusion

- Toyota sponsorship
- Found Taiwan ICN sub center
- More countries (East-South Asia)
- How to found a boarder network (diversity and different backgrounds)

台灣居住問題處理的角度與路徑

The Angles and Approaches of Housing Solutions in Taiwan

花敬群 Hua, Ching-Chun

內政部政務次長、國家住都中心代理董事長
Political Deputy Minister, Ministry of the Interior, Taiwan
Acting Chairperson, National Housing and Urban Regeneration Center

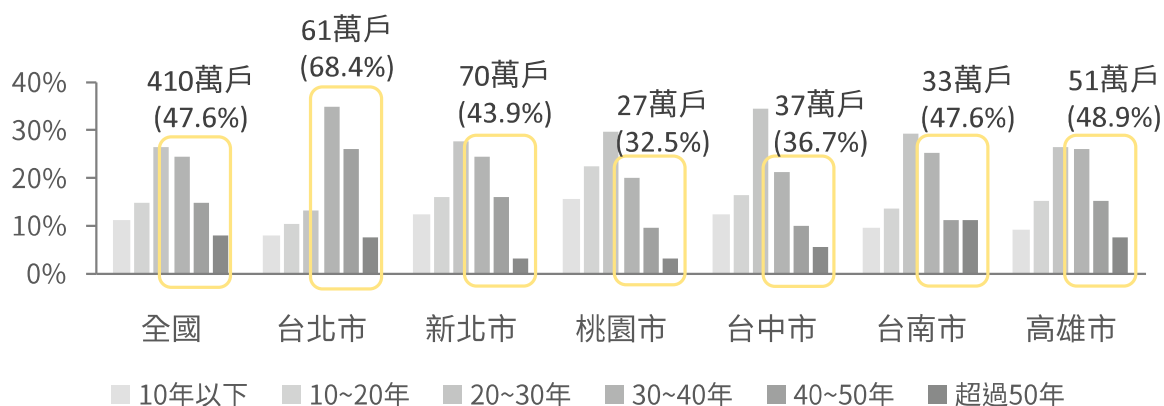
台灣的住宅問題

1 老舊

Old

- 全國屋齡30年以上之住宅共410萬戶，預估10年後會達600萬戶
 - 全國有47.6%的住宅屋齡超過30年，台北市高達68.4%
 - 建築設計的耐震標準約20年前才大幅提升
- Nationwide: 47.6% of housing units > 30 years old
 - Taipei City: 68.4% of housing units > 30 years old

全國及六都屋齡30年以上房屋數量

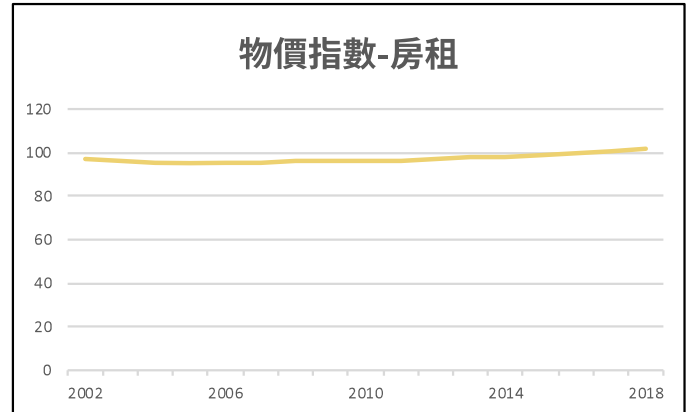
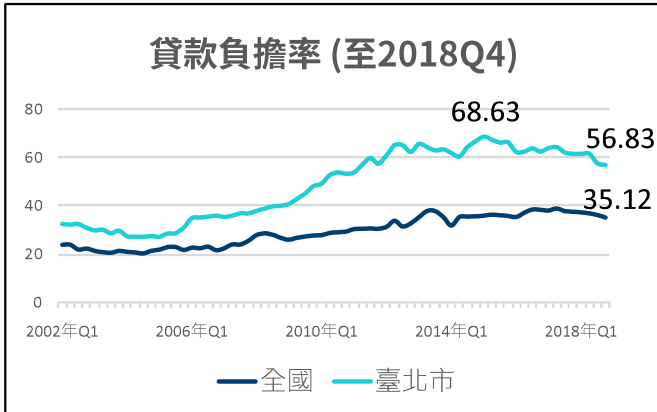


2 負擔

- 購屋負擔過去15年大幅提高，近年微幅變化
- 房租水準微幅成長，2002-18年 (17年間) 上漲 5.08%
- 住宅服務約占家庭消費支出的23.6% (2018)
- 都會區負擔仍高，特別是台北、新北及台中市區

Affordability

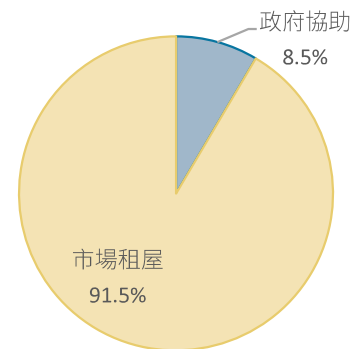
- Housing affordability gets worse in past 15 years, while rent level grows slightly.
- Housing expenditure is high in metropolitan areas.



六都房貸負擔率 Debt-to-income ratio
 台北**56.83%** 新北48.56% 桃園29.51% 台中38.8% 台南27.32% 高雄28.61% 全國35.12%

3.1 Stability—tenants 居住安定—租屋者

- 租屋人口約**99.4萬戶***、**268萬人****
- 受政府協助之租屋，占租屋戶數之**8.5%**，自2016年起快速成長
 - 社會住宅 14,165戶 (Aug 2019)
 - 包租代管 5,008戶 (Aug 2019)
 - 租金補貼 65,814萬 (107年度)
- 其餘**91.5%**為市場租屋



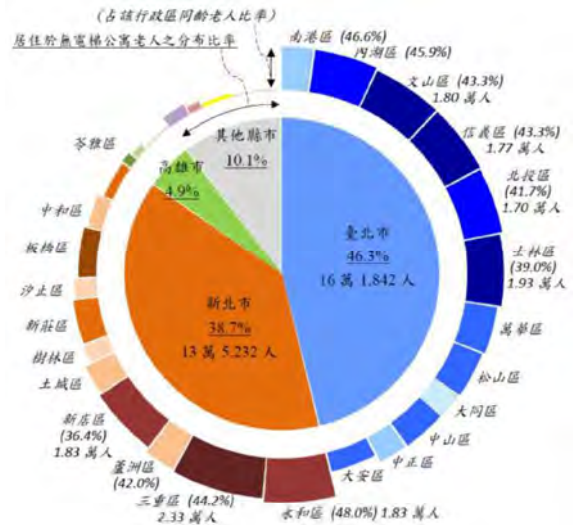
*依據內政部營建署104年住宅狀況抽樣調查，租賃市場約96.4萬戶；至 107 年底全國家戶數成長3.13%，故推估租屋家戶數約99.4萬戶。
 **每家戶人口約2.7人。

Stability—elderly

3.2 居住安定—高齡者

- 35.0萬名老人居住於無電梯公寓
 - 占總老人人口之10.4%
 - 其中29.7萬人居住於台北or新北
 - 其中11.7萬人為獨居or老老照護
 - 其中4萬人為身心障礙老人
 - 其中71.8%所居住的房子屋齡高於30年

*資料來源：內政部統計處，內政大數據簡析，2019年4月11日



台北市有46.3%的老人居住於無電梯公寓，新北市則為38.7%

策略方向思考

Guiding strategy

- 對抗 vs. 強化正向系統，弱化負向系統
- 強化哪些系統？
- 如何強化？
- 如何弱化？

對抗壓制

Suppress

打房、提高財產稅…

強化正向系統

Strengthen the positive

居住協助，租屋體系，政府、市場、民間、與配套技術的量能培養…

弱化負向系統

Weaken the negative

非正式、低品質租屋、投機…

我們怎麼協助人民的居住需求

How do we help people address their housing needs, and
及結構性地改善居住體系？
lead to a structural change in housing system?

1



提升居住品質
經營社區生活

Government-built
social housing

2



提升租屋安定
引導租賃產業

Private Rental
Incentive Program

3



減輕租屋負擔
納入正式體系

Rental subsidy

7

直接興建社會住宅

建立社會住宅法制基礎

Establishing legal basis of social housing

法案 Acts

住宅法修法¹

(106年1月11日公布施行)
健全法制、協助土地取得及弱勢居住

國家住宅及都市更新中心設置條例²

(107年2/14公布施行、預訂8/1正式成立)
企業化經營模式，協助中央執行住宅業務

租賃住宅市場發展及管理條例³

(106年12/27三讀、107/6/27實施)
建立租賃住宅服務產業，強化包租代管量能

1. Housing Act
2. Act for the Establishment of the National Housing and Urban Regeneration Center
3. Rental Housing Market Development and Regulation Act

方案 Programs

社會住宅興辦計畫

(行政院106年3月6日核定)
盤點資源，中央對地方補助到位

社會住宅融資服務平台方案

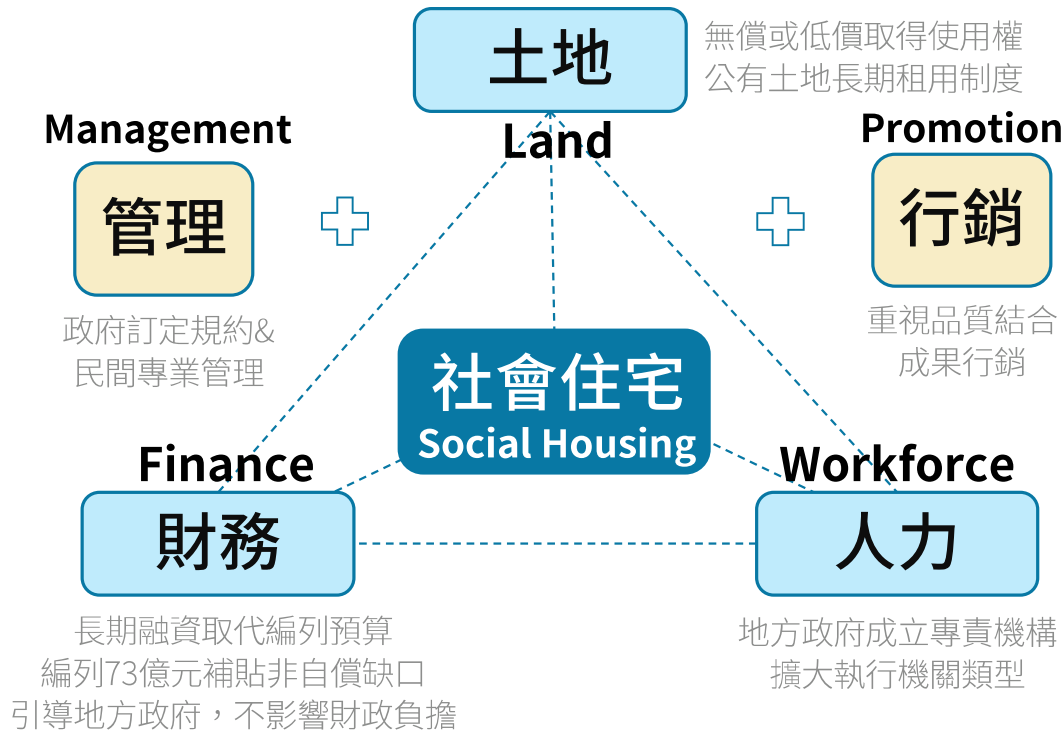
(行政院106年3月13日核定)
協助地方政府取得低利融資

包租代管試辦計畫

(行政院106/4/18、108/2/1核定)
運用民間空屋，增加社會住宅供給

方法：興建社會住宅之3+2基礎

Method—Foundation 3+2 of Building Social Housing



長期融資攤還 把錢用在刀口上

Long-term financing, spent money in a worth way

原本8年內

- 興建12萬戶，每坪10萬元，每戶25坪，營建經費3,000億元。
- 約需土地400公頃，假設每坪80萬元，土地成本共9,680億元。

經過修法後

- 營造經費100%採取**長期融資攤還**，公有土地採**長期租用**。
- 8年內編列**77億元**補助非自償性缺口，即可完成12萬戶興辦。

After the Housing Act was amended (2016), the government only has to prepare a budget of 77 billion NTD in 8 years for building 120,000 social housing units.



市場租金每月每坪650元以上地區基本上可達100%自償，無需補貼

台北市與新北市大多無需補貼，桃園市台中市補貼金額亦不高

Projects located in areas with market rents > 650 NTD/ping/month can basically reach full self-liquidation and no need for central government's subsidy.

每建坪營造成本 Construct cost / ping	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000
貸款年期	50	50	50	50	50	50
貸款利率	1.50%	1.50%	1.50%	1.00%	1.00%	1.00%
貸款成數	100%	100%	100%	100%	100%	100%
每月本利攤還金額	\$190	\$237	\$284	\$169	\$212	\$254
每月提撥長期維護基金	\$63	\$79	\$95	\$56	\$71	\$85
每月每建坪土地租金	\$80	\$80	\$80	\$80	\$80	\$80
每月單坪成本(空置率=10%)	\$370	\$440	\$510	\$340	\$403	\$466
每月單坪成本(空置率=0)	\$333	\$396	\$459	\$306	\$362	\$419
八折時之市場租金	\$416	\$495	\$574	\$382	\$453	\$524
七折時之市場租金	\$475	\$566	\$656	\$437	\$518	\$599

直接興建社宅進度

Progress of social housing

- 目前社會住宅新完工7,174戶，興建中15,147戶、規劃中18,990戶，**總戶數41,311戶** (含原有7,259戶)，超過109年預定目標4萬戶。
- 社會住宅包租代管試辦計畫推動難度較高，目前共媒合**5,008戶**，已逐步進入正軌。

	過去 Past	現在 Now	目標 Goals	
	105年5月	108年7月	109年	113年
直接興建 Gov. built	既有7,259戶 (現6,991戶)	新完工7,174戶 興建中15,147戶 規劃中18,990戶 合計41,311戶	40,000戶	120,000戶
包租代管 Houses through private rental incentive	0	6,590件房東申請 6,999位房客申請 媒合5,008戶 (8.31)	40,000戶	80,000戶

各地方政府進度

Local government progress

	台北市 Taipei	新北市 New Taipei	桃園市 Taoyuan	臺中市 Taichung	臺南市 Tainan	高雄市 Kaohsiung	台東市 Taitung
原有 original	6,293	418	0	0	0	241	0
已完工 completed	1,511	4,708 (1,589) (2,907)	437	401	0	74	0
興建中 constructing	6,531	1,936	3,577	2,790	0	293	43
規劃中 planning	5,553	2,995	7,881	1,817	560	112	0
合計 Total	19,888	10,057	11,895	5,008	560	720	43

- 近兩年以台北市政府執行最為積極，台南市近期開始啟動。
- 台南市、新竹市、南投縣、金門縣、連江縣等，有規劃但均未有開工案件。
- 基隆市、宜蘭縣、新竹縣、苗栗縣、彰化縣、雲林縣、嘉義縣、嘉義市、屏東縣、花蓮縣、澎湖縣均無規劃。

利用社會住宅 提供鄰里公共設施與服務

Providing neighborhood facilities and public services in social housing sites

社會住宅 | 國際創業聚落 | 店鋪
NGO及多元入住 | 公益空間



有情感的社宅 體貼住戶使用需求

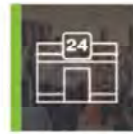
Making social housing considerate to household needs

可以安穩地住的地方，那就是幸福。
(臺北市興隆公宅住戶張媽媽)



鄰居對我們的小孩都很友善，有托育中心很不錯。(新北市中和社宅住戶袁媽媽)

資料來源：採訪住戶的真實居住心得



用心傾聽，讓住更舒適

全國首創訪視專案計畫
舉辦住戶座談會



安心居住，讓住更安全

24小時CCTV系統監控
建置門禁、車牌辨識系統



貼心服務，讓住更快樂

物業管理服務
視生活需求分批招租店鋪
鼓勵結婚生育，提供新婚、新生禮



公益照護，讓住更溫暖

庇護工場、長照、日照服務進駐
非營利幼兒園進駐
婦女及兒少家庭照顧等NPO介接



藝象多元，讓住更美麗

推動參與式公共藝術
春節、端午等民俗節慶活動
舉辦入厝嘉年華大型社區營造活動

第二階段社宅興辦用地盤點

Looking for suitable sites for next phase construction



執行者：第二階段社宅興辦主體

Teaming up different agencies for next phase development

- 先六都，後中央
- 建立團隊



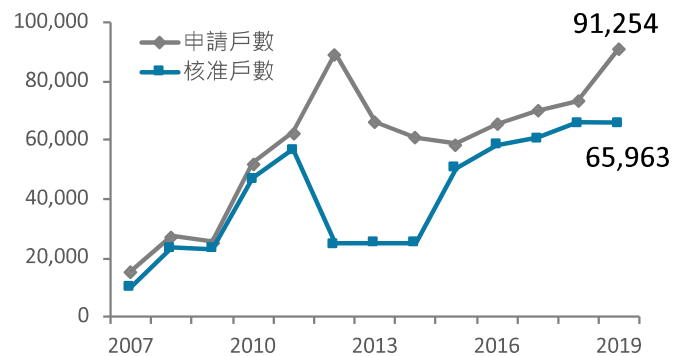
租金補貼

租金補貼

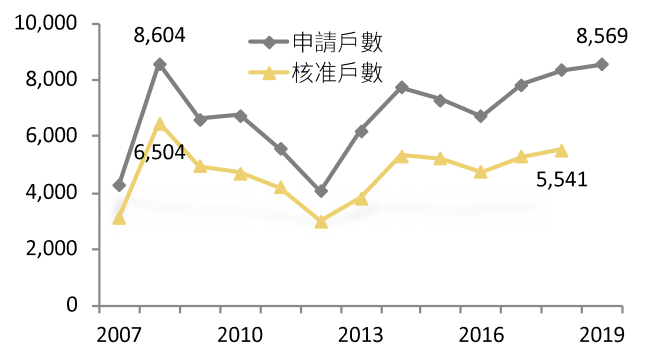
Rental Subsidy

- 過去10年租金補貼戶數逐年提高，以弱勢家庭為主要協助對象
- 今年租金補貼的計畫戶數65,963及申請戶數91,254，分別達到高峰
- 新方案：單身青年 & 婚育家庭租金補貼
 - 共24,000戶，每月補助2,600-5,000元
 - 納入以往租金補貼無法涵蓋的青年工作人口
- 新方案：校外租屋大學生租金補貼
 - 每月補助1,200-1,800
 - 名額將於近期公告

2007-19租金補貼戶數



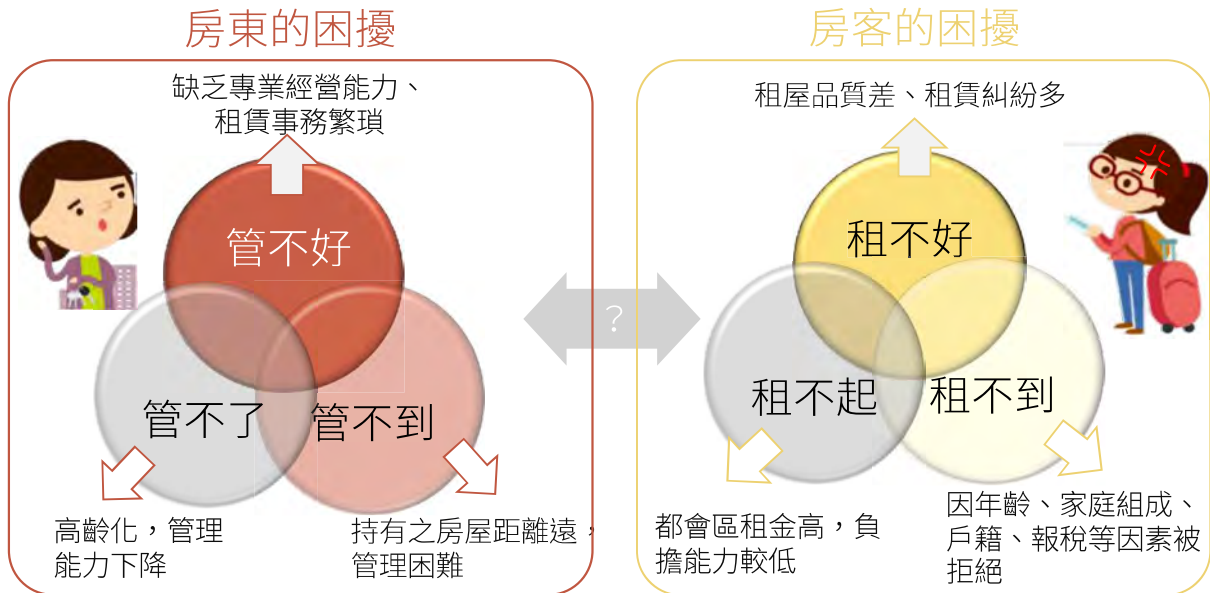
2007-19購屋貸款利息補貼戶數



租屋市場 從小房東到專業化

Rental housing market development: from the provision of individual property owners to specialized service industry

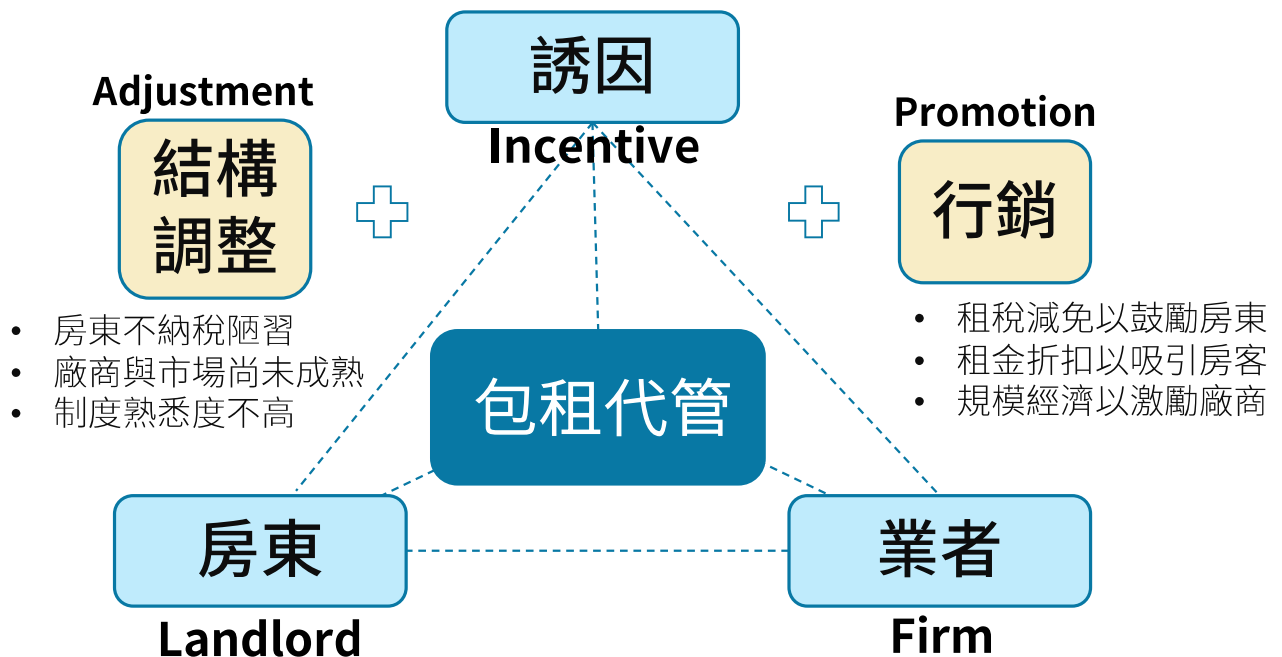
- 整體租屋市場不夠健全，閒置住宅多，房東、房客各有困擾
- 從小房東→專業租賃服務業



Difficulties of landlords & tenants

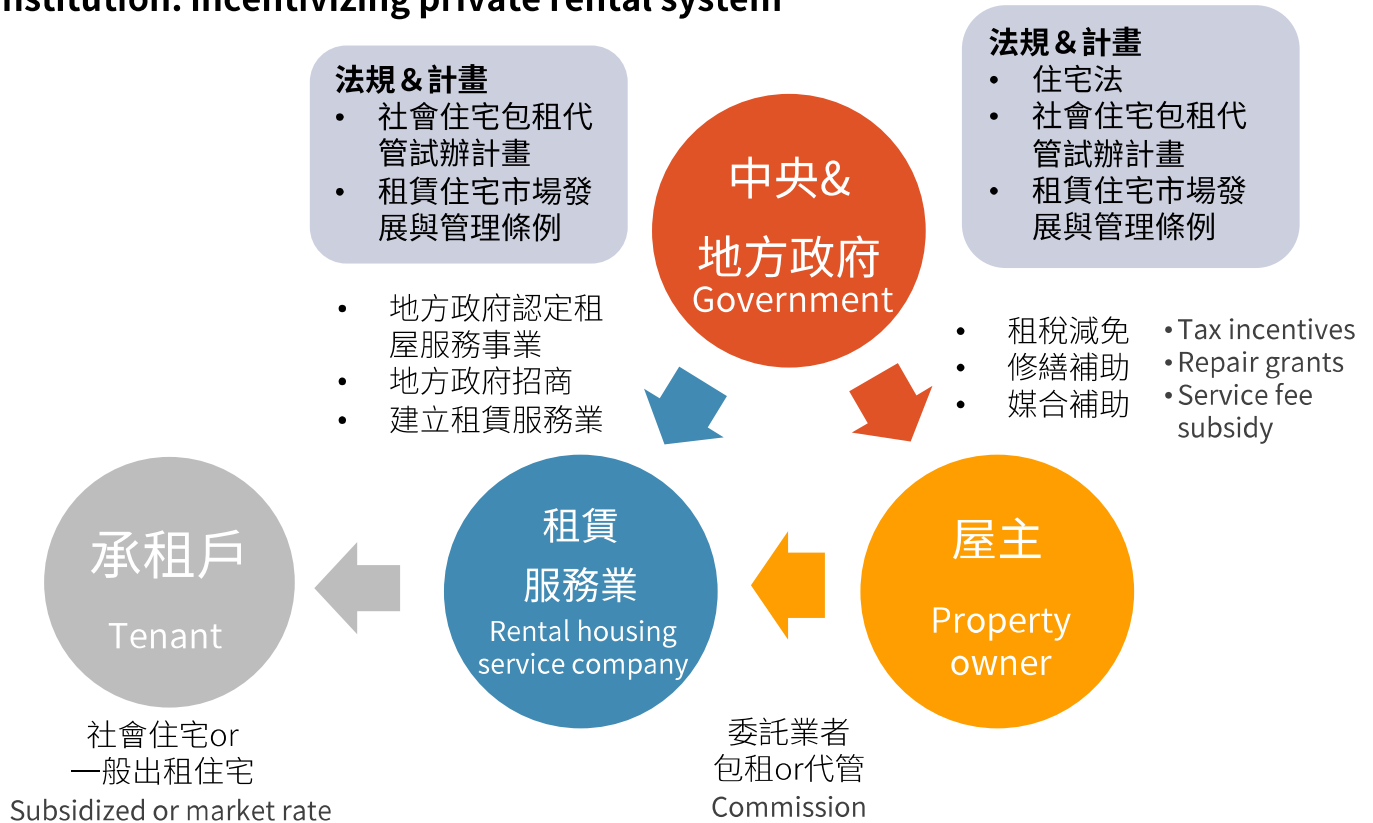
方法：包租代管社會住宅

Method—Private rental incentive program



制度系統—社會住宅系統、租賃專法系統

Institution: incentivizing private rental system



加入包租代管 享受租稅優惠

Tax deductions in private rental incentive program

	租金所得稅優惠	房屋稅優惠	地價稅優惠
社會住宅包租代管	<p>1萬元 免稅額度</p> <p>超過1萬元部分 60%必要費用減除</p> <p>年省17,760元*</p>	<p>1.2% 自用住宅稅率**</p>	<p>2% 自用地稅率**</p>
一般住宅包租代管	<p>6千元 免稅額度</p> <p>6千~2萬元 53% 必要費用減除</p> <p>超過2萬元部分 43% 必要費用減除</p> <p>年省11,568元*</p>	尚須由地方政府訂定	
個人經營供申請租金補貼	<p>1萬元 免稅額度</p> <p>超過1萬元部分 43%必要費用減除</p> <p>年省13,680元*</p>	<p>1.2% 自用住宅稅率</p>	<p>2% 自用地稅率</p>

*年省所得稅比較基準：以月租金2萬元，所得稅率20%為例，現行稅制年稅額為27,360元(20,000×(1-43%)×20%×12)

**全國共12縣市適用。其餘尚在訂定自治條例或採不同標準。



案例 弱勢長者無法住在原本租屋處 包租代管協助找到舒適新家

- 房客林女士，70多歲，前一個租屋處的房東因要賣屋，在社工的引介下透過「包租代管」找到新家
- 業者聘請社工關懷訪視，對於能幫助到需要的人，服務人員自己也覺得很有意義。
- 她符合第二類身分，租金可用市價5折計算，其餘由政府補貼；房子還比原本住的稍微寬大。



案例 全新房屋加入社宅包租代管 屋主：很有榮耀感

- 夫妻為規劃退休生活及兒子的結婚與工作，在新北市鶯歌買下兩間新房屋
- 短期內不會住，在聽取包租代管業者介紹後，2天內就決定簽約，對於業者的服務感到安心
- 兩房新屋租金14,400，政府補貼後，房客實付租金僅9,000元
- 讓弱勢也有新房子住，他們說：「少收一些租金，卻感覺滿高興的」、「這是一種榮耀感」。

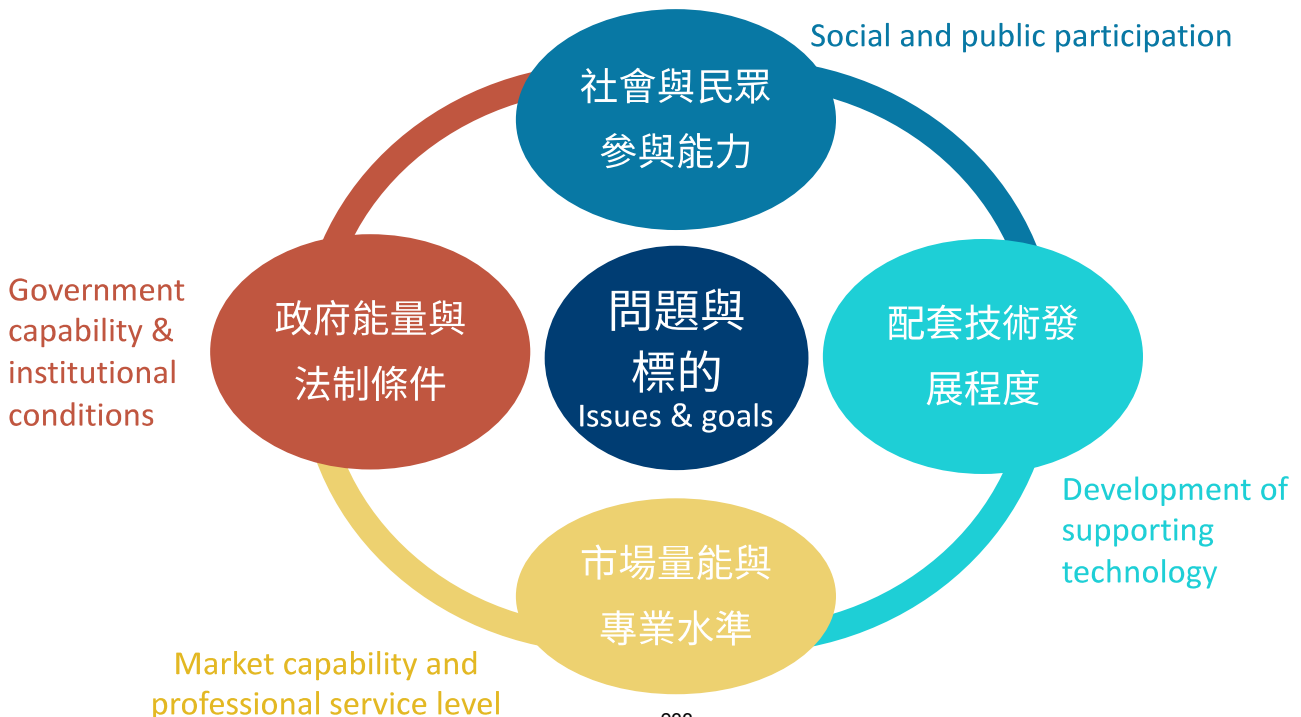
中長程發展步驟 & 規劃

Mid to long-term development steps & plan



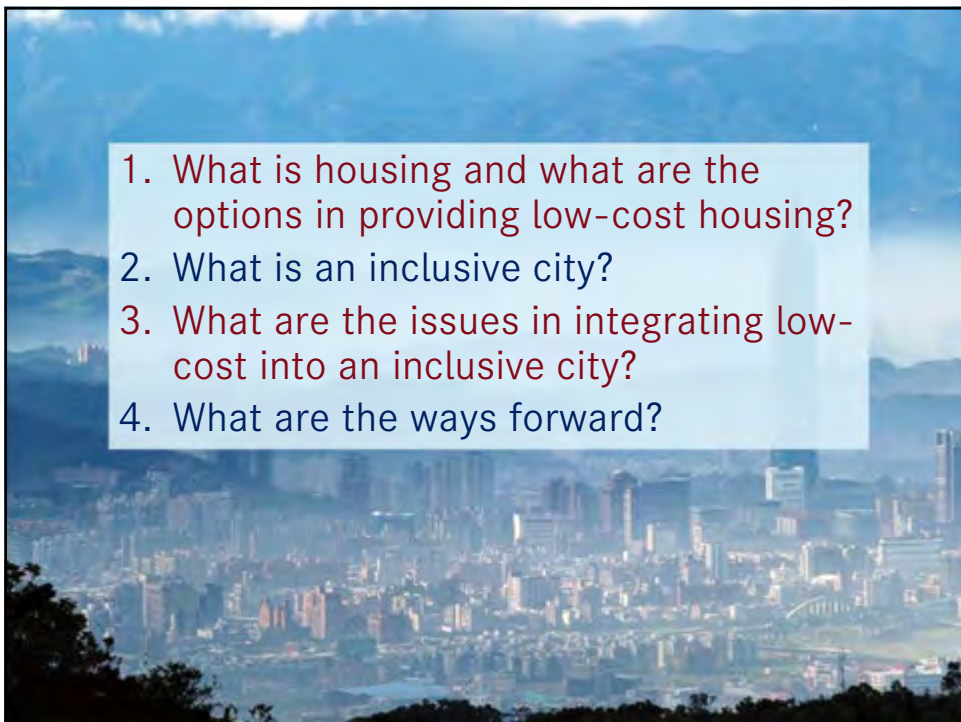
結論 創造一個有能力的國家與社會

Concluding remark: to develop capabilities of government and society

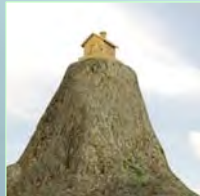


謝謝

Thank you for your attention

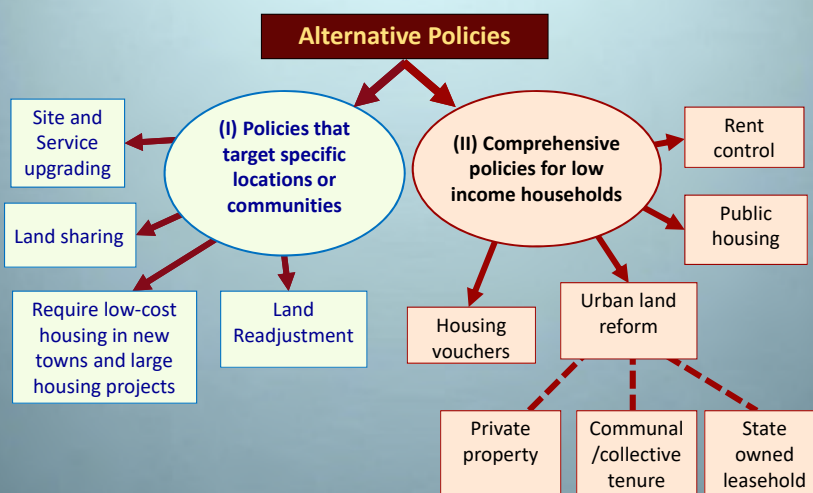


What Is Housing?



Answer: more than a house. But how much more?
Location, serviced land, lanes, neighborhood, access to the city…?

Policy Options for Low-Cost Housing



Who Will Provide Low-Income Housing?

- ❖ **Government?** Hong Kong, Singapore as models?
- ❖ **Private Developers regulated/subsidized by government?**
- ❖ **Residents?** KIP, Baan Mankong – with public/NGO support
- ❖ **Hybrid of government, private developers, residents? (OPP)**

Mini-houses,
Philippines – private
housing developers



Singapore HDB –
government provided



Government-corporate
partnerships – Korea



Baan Mankong, Thailand –
government subsidized,
self-help slum upgrading



Participatory Housing

Resident working with
community architect to
design and improve housing
for the elderly



Asia Coalition for Housing Rights
Habitat International Coalition



Everyone joins in surveying and
mapping the community.



Mae-Tha subdistrict, Thailand, protecting
national forest and agricultural practices.



KIP (Kampung Improvement
Programme), Indonesia



Baan Mankong – Thailand Collective Housing Program

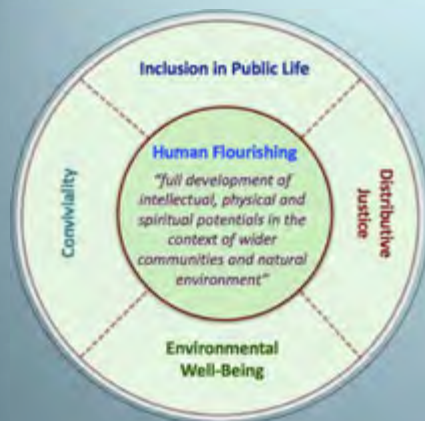
❖ **Total 2011:** 277 cities, 73 provinces

Upgrading projects in 1,010 communities completed or underway in 226 towns and cities, in 69 of 76 provinces with 54,000 households



Initiated by the Community Organizations Development Institute (a public organization under the Ministry of Social Development and Human Security). January 2003

Inclusive Cities for Human Flourishing



4 questions for Assessing Cities

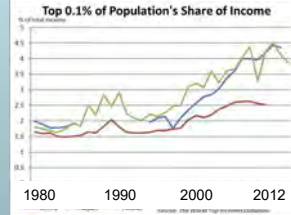
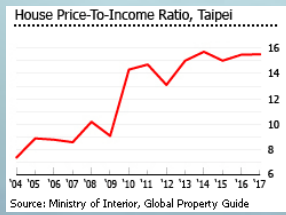
1. **Inclusion:** Who has the right to the city and to participate in changing the city?
2. **Distributive Justice:** Is the distribution of wealth, income and urban goods and services equitable?
3. **Conviviality:** are people of all ages able to autonomously and creatively experience the “pure sociability” of community life?
4. **Environmental Well-Being:** are pollution, ecological footprints and risks of environmental disasters being reduced for all?

Inclusion with Distributive Justice

The Right to the City

- ❖ The right to be included in the public sphere.
- ❖ **The right to dwell in the city, including the right to housing**
- ❖ The right to directly participate in changing the city

Housing and Inequality in Taiwan



“Taipei is characterised by the signposts of neo-liberalism – privatisation, deregulation, marketisation and individualization”

“Unless democratising forces tame the power of finance and property capital, effectively claiming the right to the city, urban improvements by progressive movements will be valorised by finance and property capital”

“Gentrification and revanchist urbanism in Taipei?” Sue-Ching Jou, Eric Clark, Hsiao-Wei Chen

Conviviality

The “pure sociability” of community life

“In human happiness, creative activity and a sense of community count for at least as much and maybe more than material standard of living.” – **Lisa Peattie**

Social isolation—a loss of the connectedness essential for well-being—is a daily struggle for many of the world’s older men and women

Convivial Spaces

- Open, public spaces
- Human scale
- Mixed use
- Local cultural practices
- Place-making/vernacular
- Inclusive
- Allows for spontaneity



Nonplaces – Flows over Social Encounters

- ❖ Nonplaces are marked by a lack of attachment, by constant circulation and unending consumption that act against developing social bonds.
- ❖ Nonplaces are marked by slogans, screens, signs and sounds that intend to create identities of people with commodified spaces rather than allowing personal and

Petronas Twin Towers



Lotte World Mall
244,000 square meters



Public space
COEX Mall

“Designed to enhance the pedestrian experience”



Contrast

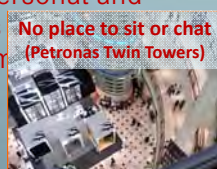
Manhattan



City Widens Sidewalks on 7th Ave. While Closing 2 Broadway Blocks to Cars



Busan Mega-Mart



No place to sit or chat
(Petronas Twin Towers)



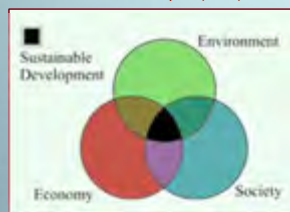
Singapore Ion

“Space For Loving Families & Happiness”

Environmental Well-Being in the Anthropocene

Sustainable Development

UN Brundtland Report (1987)



Versus

One with Nature



- ❖ Instrumental uses of nature as environment-economy trade-off *Versus* Symbiotic human-nature interdependencies
- ❖ “The rapid dwindling of biodiversity during the last century represents not only an irreversible impoverishment of our human experience and well-being now and for generations to come.”
- ❖ A human-centered city is also a nature-centered city drawing from human values to nurture the Earth’s vitality.

The Environment

Extreme Weather Events, Climate Change, Pollution



- ❖ Taiwan's sea levels rising faster than global average
- ❖ Taiwan 'has only 12 years left to relocate capital' from rising sea levels: meteorologist *Taiwan News* 2019/05/15

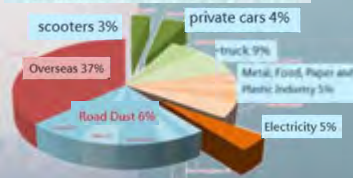


"Taipei swelters under longest heat wave in history" – 12th day of temperatures > 36° C (Aug 2017)



Air Pollution
70% is from local sources

Breakdown of PM2.5 Emissions in Taiwan



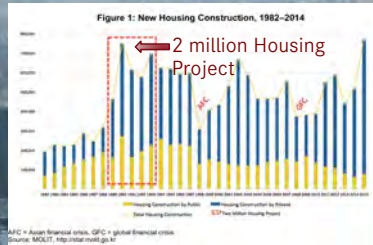
- ❖ Taiwan's Climate Change Performance Index (CCPI) ranked "very poor" 56/60 (2019).
- ❖ per capita CO2 emissions are 3X world average and are increasing (2018)

Spatial scales of an Inclusive City



A secure home, a supportive neighbourhood, the ability to get out and about in the city and beyond, a strong social network, health and income that allow participation in social life, the capacity to make a contribution to the life are empowering for everyone

The Production of Housing in Korea



% Houses Constructed before 1979

Vacancy Rates 2010



- ❖ New housing by destruction of existing houses & neighborhoods
- ❖ Single-family detached housing fell from 88% in 1980 to 27% in 2010.
- ❖ Apartments increased from 7% to 60%.
- ❖ From 2010 housing supply became greater than the number of households in Korea
- ❖ Yet many people cannot afford to buy or even rent a place to live.

Singapore Public Housing as a Model?

- High rise public housing estates managed by the Housing Development Board since 1960
- 99 year housing leases with >90 residents owning leases
- Hawkers centers located in or near each HDB estate
- (until 2018) void decks might have Residential Committee facilities and offices, kindergartens, medical centres, neighborhood police posts, fire posts

Characteristics that Limit Singapore as a Model

- ❖ 90% all land in Singapore is owned by the state
- ❖ All planning done by government, very limited public/resident participation
- ❖ Shrinking citizen population limits demand
- ❖ Must be married to be approved if under age 35
- ❖ >1/3 Singapore population is ineligible - foreign workers with no pathway to citizenship.
- ❖ "Tabula Rasa Planning" - "Permanent impermanence"
- ❖ Each HDB estate required to have 70% Chinese descent residents

High Rise as the Only Option?

Amsterdam

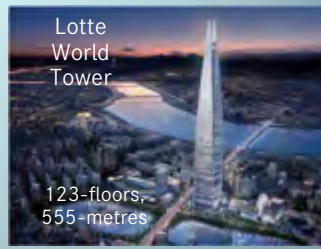
- 2500 low-rise dwelling units, with a density of 100 units (200-300 people)/ha.
- 3-story, ground-accessed houses.



Population Densities (people/km²)

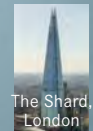
- ❖ Taipei Metro Region (7 million population): 2,862.7
- ❖ Amsterdam: 5,000
- ❖ Tokyo-Yokohama: 4,750
- ❖ Seoul Capital Region: 2,136

Mega-Projects & Neighborhoods



Disappearing Neighborhoods

- ❖ The spread of mega-projects with vast footprints inevitably **kill much urban tissue**: little streets and squares, street-level shops and modest offices. *Saskia Sassen(2015) "Who owns our cities?"*



Mega-New Towns

Smart Cities, Ubiquitous Cities, Eco-cities of Tomorrow



"U-cities will be realized mainly in newly built cities (because) it's easier to start from a white blank canvas"

Retracking City Planning

Dimension	Prevailing Practices	New Directions
Urban Planning	New housing and urban landscapes created through destruction of existing housing and neighborhoods	Enable residents to improve existing housing and neighborhoods
Planning Orientation	Technical solutions aimed at enhancing economic and functional efficiency	To enhance the conviviality of associational life, place-making
Urban Planners	Government-corporate partnerships	Participatory citizen-government collaboration
Urban Space	Privatized, gated, isolating, exclusive, functional	public spaces, the commons, open neighborhoods, inclusive
Architecture	Global simulacra, absence of local meanings, place-breaking, "starchitecture"	Vernacular, locally creative, place-making
Public/common space	Pseudo-public, overly controlled, ornamental, monumental, simulacra	Plentiful, inclusive, flexible, sites of local place-making
Scale of projects	Mega	Human
Urban imaging	Place marketing/branding	Resident identities with places
Transportation infrastructure	Trunk roads, wide streets, automobile oriented, limited pedestrian walkways	Walkable lanes, complete streets, neighborhood access
Right to the City	Mediated by the market	Open to all who live in the city, regardless of age, income, gender, religion, citizenship

From Living Alone to New Forms of Households

Loneliness, one of the biggest health threats

- 1/3 of all housing had 1 person in 2016, up from 2 million in 2007.
- 40% of Taiwan population will be over age 65 by 2060. Many will be low-income, living alone.
- Feeling compelled to stay at home can result in mounting levels of loneliness, helplessness, and boredom.

Innovating new types of households

- ✓ Co-housing
- ✓ Assisted living
- ✓ Shared food gardens
- ✓ All generations in an apartment building
- ✓ “Starving Artist” placement in singleton homes
- ✓ New forms of non-kin households sharing income and responsibilities – “friends”



Neighborhoods

The greatest cause of isolation is the inability to go outdoors.

A geographic area animated by social networks with considerable face-to-face interaction and place-making evoking shared memories, meanings and values.

- ❖ **Sanctuary** of powerless against inimical forces and conditions in the city
- ❖ **Local knowledge** that people have about their own lives and their own places.
- ❖ Geographies of **reciprocity and redistribution** outside the market
- ❖ Sites of learning to live together, **civic culture**
- ❖ Sources of building **social capital** – “the norms and networks of civil society that are directly related to neighboring” (Putnam 2000).
- ❖ Eyes on the street: **Safety and security**
- ❖ **Neighborliness** to counter anomie and loneliness.

Issues

- ✓ Gated/walled exclusive neighborhoods versus open inclusive neighborhoods
- ✓ Neighborhood improvements contributing to gentrification and subsequent loss of residence among lower-income households
- ✓ Accessibility within and out to larger urban spaces

Placemaking to Create Neighborhoods

- ❖ Participatory design of public space
- ❖ “thin streets” and broad sidewalks
- ❖ Participatory art and cultural festivals
- ❖ Human scale architecture
- ❖ Vernacular historic preservation
- ❖ urban food growing and sales outlets



Taipei
OURs joins the community to re-design neighborhood park.

- ❖ Removed fences
- ❖ New seats to sit together
- ❖ Increased entrances
- ❖ Built a community stage



Human flourishing through collaborative art festivals in Declining Communities

creating, performing and enjoying the Arts is both life-affirming and life-enhancing.

Since 2001 Biwako Biennale is taking place in old merchant houses, built in the Edo period (1603 - 1868).



Omihachiman

Neighborhood Art



3331 Arts Chiyoda, Tokyo (renovated closed school)

Conducts exhibitions, workshops, and lectures, and art activities throughout the year that focus on community relationships in the process of creating works of art in collaboration with the artists.

- Motohiro Koizumi

Public Markets

✦ The open public market is still the heart of most European cities. They are the center of economic, civic, social and cultural life.

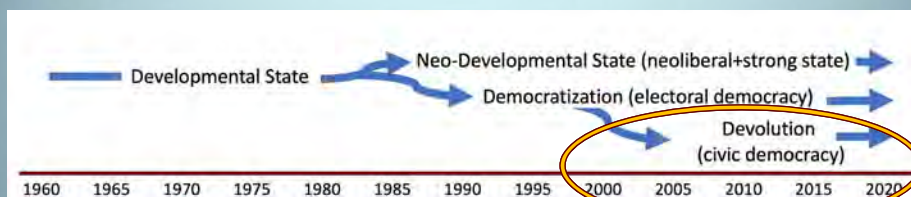
❖ “The top reason why people say they love open markets is the experience: seeing other people, opportunities for impromptu conversations, the unexpected sensory delights. This is what draws people back, again and again, to their favorite markets.” (*Making Places*)

➤ Research shows that people tend to have five times more sociable talks with people in an open public market than in a supermarket.



The Rise of Civic Democracy in Taiwan

Democratization and Devolution



❖ The rise of cities as sites of governance holds the greater promise of government that most closely “responds to the will and needs of the people” by moving toward a democracy that becomes a high-quality civic democracy”.

Returning to the idea of the City

The city is a theater of social action, and an aesthetic symbol of collective unity. Its social facts are primary, and the physical organization of a city, its industries and its markets, its lines of communication and traffic, must be subservient to its social needs. (Mumford 1937)

Civic Democracy

- ❖ “Democratic consolidation” is the step toward linking electoral and liberal democracy with civic democracy: the active collaboration between people and government in democratizing processes of governance.
- ❖ It represents a change in attitudes and social practices toward engaging in collaborative governance.
- ❖ Civic democracy opens society to a shift from resistance to project identities.
- ❖ Successful participation can generate virtuous cycles of collaborations with local government as people feel respected in making worthwhile contributions through active engagement in governance.



Taiwan is 1 of only 5 societies* in Asia to have achieved full political rights and civil liberties



*India, Japan, Mongolia, South Korea, Taiwan (freedom House 2018)

Civic Democracy in Seoul: Making an

Inclusion with distributive justice

- ❖ ‘Right to the City’ conferred to citizens with citizen representatives making the 2030 Seoul Master Plan
- ❖ Stopping ‘City Massacre’: residents’ referendum endorsed Mayor’s cancelling ½ of 606 residential renewal projects that were eradicating neighborhoods. Han River mega-projects cancelled.
- ❖ Citizens’ committees: fair trade, energy, planning, human rights, housing, traditional markets, urban design,
- ❖ Promoting social economy for through 975 village communities, 8000 cooperative to account for 5% of GRDP, 15% of employment
- ❖ Participatory budgeting
- ❖ Sharing Economy



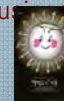
Conviviality – “I want to make Seoul a city full of friends”

- ❖ Open City Hall freely to citizens
- ❖ Designated 1000 future heritages
- ❖ Human scale urban design with neighborhoods, support for artisan businesses



Environment – “Make Seoul a City of Sunlight”

- ❖ Renovation of Cheonggyecheon for environmental sustainability
- ❖ “One Less Nuclear Plant” energy use reduction achieved in 2 years



The total number of public housing units in the capital is 271,253 (2018). More than half - 140,000 – were provided 2012-2017 under Mayor Park Won-soon. The city pledged to add another 240,000 units by 2022

Global Migration and Exclusion

Migrant Workers in Taiwan

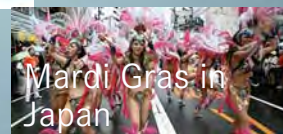
- ❖ 708,000 migrant workers in Taiwan.
- ❖ Domestic care and service 259,144 (37%)
- ❖ In Taipei 93% of migrant workers are caregivers.



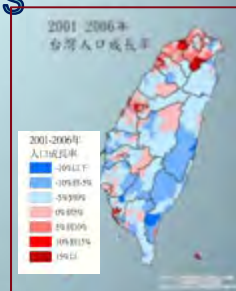
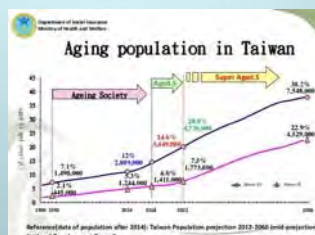
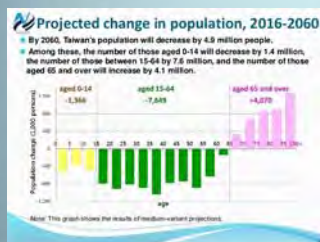
Taiwan: Complaints

- ✓ Overwork
- ✓ Unpaid wages
- ✓ Dangerous working conditions
- ✓ Intimidation and rape.
- ✓ Domestic workers and fishing crews paid below minimum wage and regularly subjected to forced labor.
- ✓ Illegal broker fees

To maintain its 2016 dependency ratio, Taiwan would need to recruit the equivalent of 30% of its current labor force by 2030

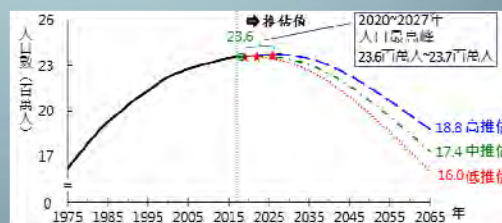


Aging, Decreasing Population, and Declining Regions



- ❖ In 2016 Taiwan had 1.2 million vacant homes – 14% total homes nationwide.
- ❖ >70% of vacant homes were in the 6 large municipalities
- ❖ A 10 year increase of 240,000 vacant residential properties in New Taipei.

Taiwan News, 31 Dec 2017



Taiwan population decline onset 2022

Toward the Future

1. Low-cost housing will not be a question of supply but rather of accessing and renovating existing housing for new forms of householding in place
2. A central project will be to reclaim the city as a theater of social action in a participatory sphere of governance
3. Demographic changes require a focus on the conviviality of neighborhoods as a social sphere of mutual support beyond individual housing units
4. The looming challenge for an inclusive city is the question of how to grant the right to the city to foreign workers
5. Addressing climate change is an imperative for planetary urbanization
6. Housing for all in an inclusive city rests on consolidating Taiwan's democratic revolution by advancing civic democracy



The Rise of Progressive City Networks



Local Progress founded in 2012 among progressive cities in the U.S. with over 300 member cities
<http://localprogress.org>



2017 SUWON Forum on Asian Human City

“we reaffirm the idea of ‘human flourishing’ as the core value in a just city for all.”

The Suwon Declaration for the Establishment of an Asian Human Centred Cities Network (2017)



Progressive States Network
<https://www.facebook.com/progressivestates/>
https://www.huffingtonpost.com/nick-progres_b_6373854.html

the Center for Popular Democracy
 Progressive activists to invent a new network.
 32 states, with 48 local partners
<http://edition.cnn.com/2017/05/23/politics/new-progressive-fund-fight-trump/index.html>
Radical Progressive City: Alternatives is a project of Planners Network
<http://www.progressivecity.net/>
Radical Cities: Across Latin America
 Justin McGuirk

A European network of rebel cities?
 In Europe, it is the cities that once again lead the way as places of radical innovation and democratic renewal - and provide answers to the challenges we face in our continent.
<https://www.opendemocracy.net/can-europe-make-it/beppe-caccia/european-network-of-rebel-cities>
“The Rise of the Progressive City”
<https://www.thenation.com/article/rise-progressive-city/>

In a global age “cities may come to the rescue” (Bell and de - Shalit, 2011:4 - 5)

Affordable Housing for Inclusive Cities

Korean Cases delivered by LH

Byeon, Chang-Heum

CEO, Korea Land and Housing Corporation (LH)

❖ Contents

1. Korea's Vision of Inclusive Nation and Inclusive Housing
2. Korean Housing Conditions and Issues
3. Affordable Housing Sector in the Korean context
: Policy Goals, Support System, Growth and Evolutions
4. Key Performances: Quantity, Quality, Housing plus Services
5. Future Directions and Challenges for Affordable Housing 4.0

1 Korea's Vision of Inclusive Nation and Inclusive Housing

- ❖ Global discourse on Inclusive Growth
 - Economic growth that shared and distributed fairly across society and creates opportunities for all
 - Rethinking the traditional model of economic growth
 - People-centered growth model
 - * Strategic response at a global scale to growing inequality
- ❖ Inclusive Cities
 - City: physical space encasing inclusive growth, place of opportunity for a better life
 - People living in disadvantaged areas often have lower quality public services, inadequate housing, which undermines opportunities
 - Cities where everyone gets a fair chance = 'Inclusive City '
- ❖ Affordable Housing: An integral element of an Inclusive City
 - Physical foundation and social infrastructure for all



1 Korea's Vision of Inclusive Nation and Inclusive Housing

❖ The Korea government's policy vision **Innovative and Inclusive Nation**

- A nation where all citizens live well together
- A nation where faire opportunities and just results are guaranteed.
- A nation that innovates for its future to fulfill conditions

Strengthen life cycle support for citizens' care, education, work, rest and later stage of life.

Establish a social safety net so that citizens are not isolated from their basicneeds (e.g. income, environment, safety, housing and local area) and that they don't face any disadvantage.



『Inclusive Nation』
A nation that takes responsibility for citizens through their life cycle



1 Korea's Vision of Inclusive Nation and Inclusive Housing

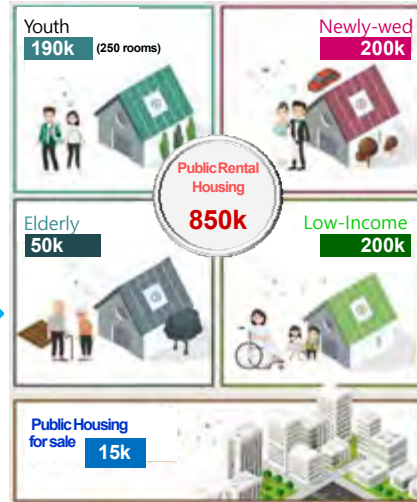
❖ A Vision for Inclusive Housing

- Housing Welfare Road Map for Establishment of a Social Integration-type (November 29, 2017)

Customized housing support for each stage of life cycle and each income level

Supply of 1 million Public Housing to support households in housing need

Governance of cooperative housing welfare with multilateral partnership

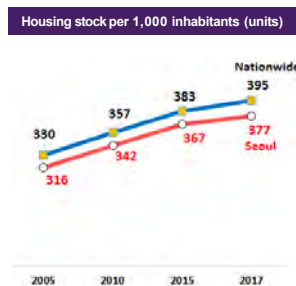
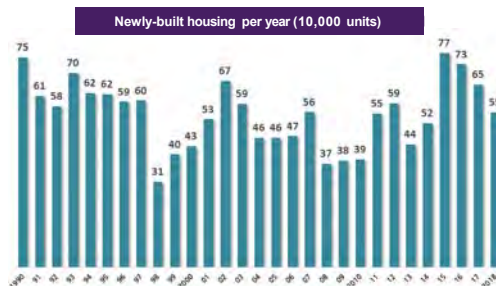


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2 Korean Housing Conditions and Issues

2.1 Housing Quantity

- ❖ Newly-built housing for three decades: 550K per year since 1990
 - Total constructed units: 15.87 million units: 78% of housing inventory in 2018
 - Improvement of national housing quality: replaced old units with new units
 - Greater volume of available housing, addressing market demand

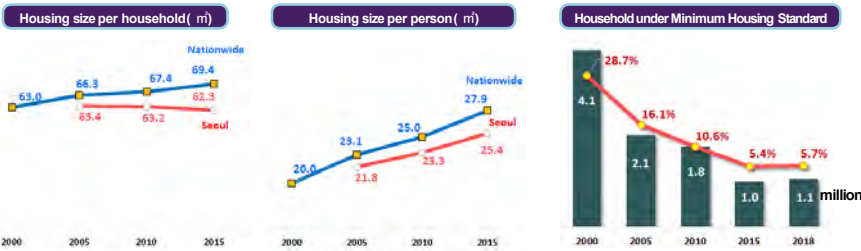


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2 Korean Housing Conditions and Issues

2.2 Housing Quality

- ❖ Apartment-dominated supply
 - Share of apartment residents: (1990) 14.8% → (2010) 36.6% → (2018) 49.2%
 - Called 'home innovation' in 1980s, Now a common style
 - * Modern facilities, self-contained space, privacy, security, amenities, etc.
 - Improvement in housing size per household or per person
 - Gradual decrease of households under **National Minimum Housing Standard**



※ minimum residential standard : minimum area per capita, modern basic living facilities (bathroom, kitchen, etc.)

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2 Korean Housing Conditions and Issues

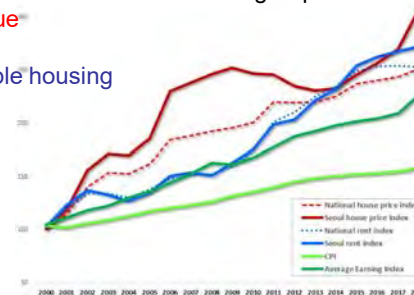
2.3 Housing Market Condition

- ❖ House price after financial crisis in decline for two years and rebounded
 - PIR(Price-to-Income Ratio) for a couple of year: Nationwide 5.5, Capital region 7~8, Seoul 10~11 times
- ❖ Overwhelming **housing cost burden** in metropolitan with high demand
 - Hard to house for young generation as well as low-income groups
 - **Highlighting Housing affordability issue as new housing crisis**
 - Boost social demand for affordable housing

Comparison of House price, rent, CPI, Income (2000~2018)

Apt. sale price		Apt. rent		CPI	Monthl y Income
Total	Seoul	Total	Seoul		
6.6%	11.5%	8.5%	9.6%	3.2%	7.0%

* Average annual increase

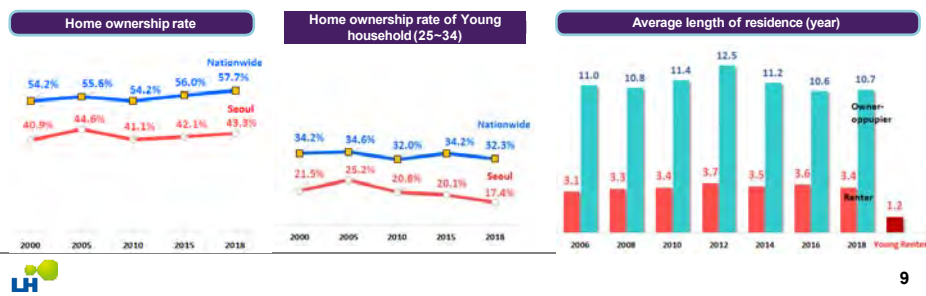


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2 Korean Housing Conditions and Issues

2.4 Tenure Stability

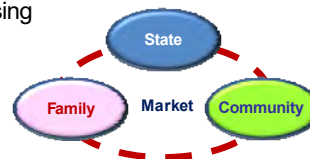
- ❖ Owner-occupiers with higher secured tenure: 57.7% in 2018
 - Young home owners in decline due to high burden (highlighted in Seoul)
- ❖ Renters : not lived in a house for four years at all
 - Less than two years for young adults
 - * Cause of frequent moving is mainly high rent burden
 - Increasingly difficult to would-be home owner with own their capacities



2 Korean Housing Conditions and Issues

2.4 Current issues

- ❖ Seeking a house depend on market rule in general. But harder and harder to find self-earned affordable and good quality housing
- ❖ Family (one of three pillars of welfare state) partly responsible for a house
 - Now, harder to resolve a house with market and family support
- ❖ Low fertility and Aging: increased single-person household, late marriage, and non-marriage → changing attitudes to house
 - Weakened 'Pre-Family Support, Later-State Protection' → Extended Gov.'s public support
- ❖ Two global financial crises in a decade added huge demand for housing welfare
 - End of life-long jobs, social disparity in labor, education, and jobs
 - The new poor: working poor, aging poor, younger poor



2 Korean Housing Conditions and Issues

2.4 Current issues

- ❖ Housing affordability as new housing crisis despite quantitative, qualitative improvement
 - increasingly aggravated by ups and downs of housing market
- ❖ Housing asset polarization between regions where home price hiked and did not
 - lower end of housing gap: low-income group, younger adults, the elderly with less job security, and socially vulnerable, etc.,
- ❖ Wider housing polarization : worsening social inequality, deprivation, work disincentive, lower labor productivity, and social mobility
 - distrust in government, harm social integration

→ Need to strengthen social inclusive model of housing support for inclusive growth and inclusive city

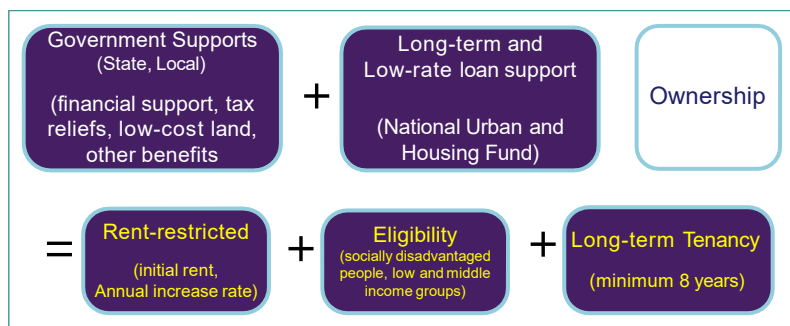


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3 Affordable Housing Sector in Korean Context

3.1 Affordable Housing: Definition, Rule, Categories

- ❖ Without any clear definition, but commonly called public rental housing
- ❖ General requirements and rule (Legal base: Public Housing Act(2015))
 - Public support, NHUF loan, Rent-restricted, Eligibility, Long Tenancy

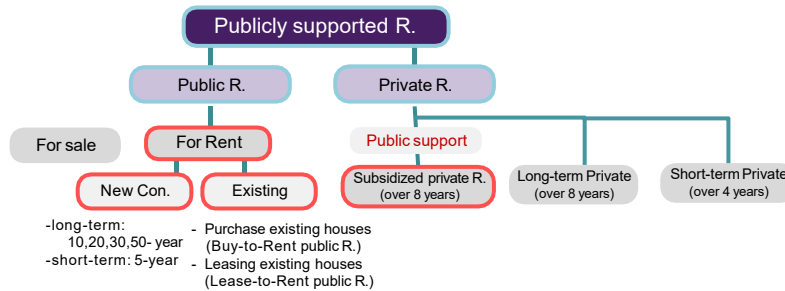


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3 Affordable Housing Sector in Korean Context

3.1 Affordable Housing: Definition, Rule, Categories

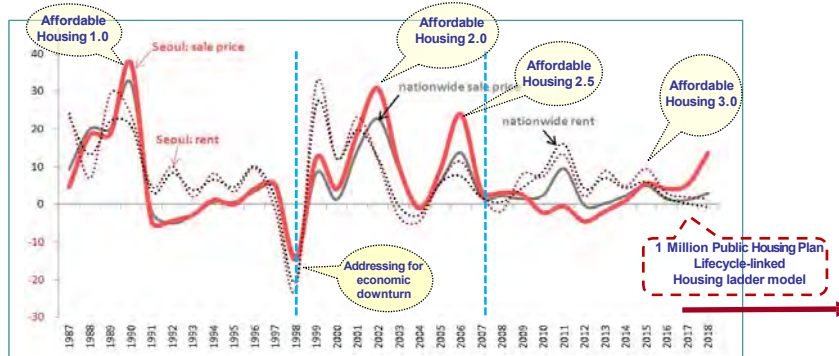
- ❖ Publicly supported rental housing = Public Rental housing (public, over 10 years) + Subsidized private rental housing (private, over 8 years)
- Not owned by public bodies, houses owned by private bodies met with public subsidy to serve the public good, supplied as public rental housing



3 Affordable Housing Sector in Korean Context

3.2 Policy Goals and Roles

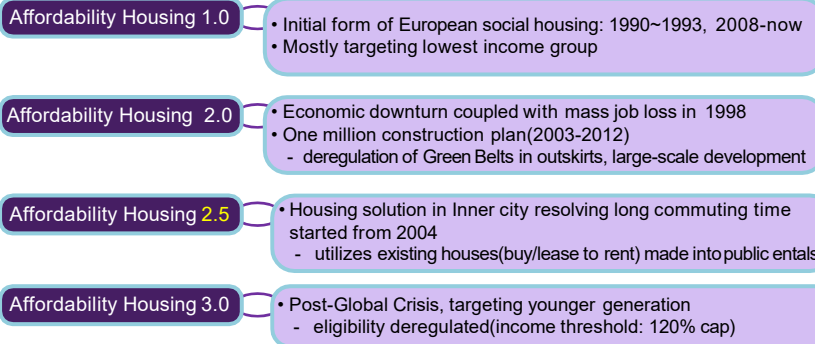
- ❖ Respond to volatile housing market → Need for more supply
- Housing buffer and safety net against high-fluctuation of housing market
- Overheated market → expansion of supply → pushing new type and method



3 Affordable Housing Sector in Korean Context

3.2 Policy Goals and Roles

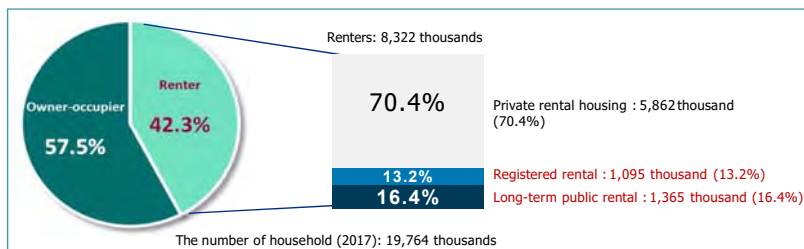
- ❖ A series of revision made for each Affordable Housing version
 - Wider target of beneficiaries, differentiation, diversified supply methods



3 Affordable Housing Sector in Korean Context

3.2 Policy Goals and Roles

- Balancing rental market against the individual private landlords
 - * Chronic housing shortage and market volatility gives leverage to landlords in the private sector creating a lessors' market, leaving lessees at a vulnerable state
- Rethink the housing market on individual lessors-dominated rental market, expand supply of public rentals to check against the quality and price of private rentals → Create a balanced market environment



3 Affordable Housing Sector in Korean Context

3.2 Policy Goals and Roles

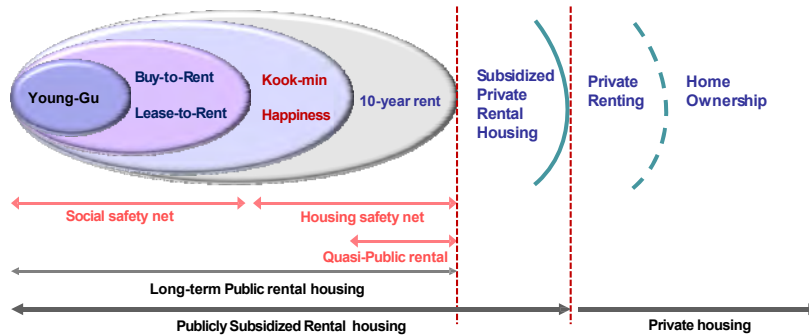
- ❖ Secure long-term housing stability for disadvantaged groups who resides indecent, unsafe, inadequate living space and rent overburden
 - Support decent, safe, adequate, affordable housing
- ❖ Combination of category (or type) and target beneficiary group for fair access across income groups
 - Diversity and differentiation of option; more choice, more opportunity

3 Affordable Housing Sector in Korean Context

3.2 Housing Support System: Multi-layered support system for housing ladder

- Multi-functional purposed for a wide range of population in housing need

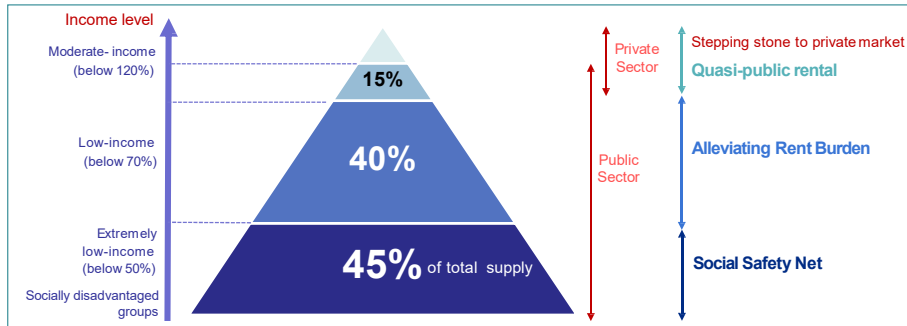
Social safety net → Alleviating rent burden → Stepping stone to private market
→ Home ownership



3 Affordable Housing Sector in Korean Context

3.2 Housing Support System: Multi-layered support system

- ❖ Target Groups and differentiated support by category
 - Eligibility: Income and asset ceiling requirements
 - Government support and benefits differentiated by income level



※ Income is based on average monthly gross income of urban workers published by National Statistical Office



3 Affordable Housing Sector in Korean Context

3.2 Housing Support System: Multi-layered support system

- ❖ Different level of government support and subsidy per type
 - More subsidy for lower income household → More rent affordability
 - NHUF loans given at low interest rate with long term 40~45 years period

Financial Structure (2019)

구분	Social Safety net (for extremely low-income household)		Housing safety net (for lowering rent overburden)	
	New construction	Buy-to-Rent (Purchasing cost)	General household	Young generation
Standardized housing size (ceiling per unit)	41㎡	-	59㎡	51㎡
Construction cost per unit (1,000 KRW)	9,553.8 (78,900 US\$)	8,500~15,000 (70,000~123,860 US\$)	13,604.5 (112,340 US\$)	11,923.1 (98,500 US\$)
Construction cost per ㎡ (1,000 KRW)	2,316 (1,915 US\$)	-	2,316 (1,915 US\$)	-
Financing structure	Total	100.0%	100.0%	100.0%
	Government	85.0%	40~45%	30.0%
	Public loan	-	50%	40.0%
	Tenant	2.5%	0 ~ 5%	20.0%
Provider	12.5%	0	10.0%	10.0%
Public loan conditions (interest rate)	-	20~30 repaid over 20 with a 20-year grace period (1.0%)	15~30 repaid over 15 with a 30-year grace period (1.8%)	-
Initial rent level comparing market rent	below 30%	below 30%	60~80%	60~80% (Differential pricing of tenant's status)

※ Public loan: National Urban and Housing Fund (established in 1981)



3 Affordable Housing Sector in Korean Context

3.3 New Supply

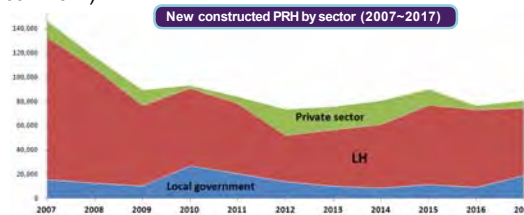
- ❖ New supply of public rental housing: about ¼ of total new housing since 2000s
 - Average new supply per year: 110,000 units from 2003 to 2018

New constructed PRH (10,000 units)

연도	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18
Permit	8.4	9.7	10.8	11.8	15.4	12.6	10.4	10.7	9.7	9.9	10.2	10.8	11.4	-	-	-
Completion	10.0	9.5	7.3	6.2	6.4	9.6	10.5	10.8	9.0	5.6	8.0	10.2	12.0	12.5	12.7	14.8

- ❖ Construction share by sector (2007~2017)

- LH 72.1% (annually 58K units)
- Local gov. 13.8% (annually 11K units)
- Private sector 14.1% (annually 12K units)

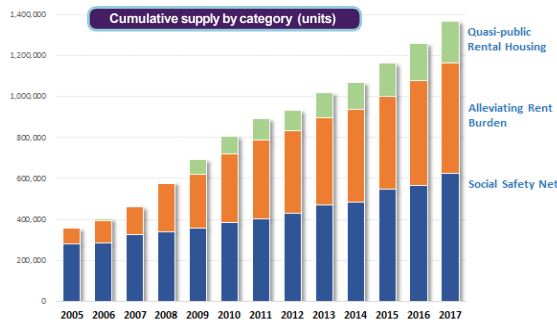


3 Affordable Housing Sector in Korean Context

3.3 New Supply

- ❖ Cumulative supply by category : social safety net 45%, Alleviating rent burden 40%, Quasi-public rental housing 15%
 - Quasi-public rental (mainly 10-year rental) after financial crisis: alternative housing option for moderate-income groups

Cumulative supply by category (units)



3 Affordable Housing Sector in Korean Context

3.3 New Supply

- ❖ Mass-scale uniformed model → Small-scale dispersed model in inner city
 - Growing volume of BTR and LTR which utilize existing houses
 - Suitable for supplying rents in a shorter time allowing quick response to market conditions → Housing option for young generation
 - Increasing trend since mid-2010s. Reached over 20% of total supply in 2017

Number of units supplied through existing housing

Year	Buy-to-Rent	Lease-to-Rent
2010	6,990	7,550
2011	5,756	7,216
2012	5,646	18,419
2013	10,605	17,708
2014	9,200	19,248
2015	11,740	29,695
2016	9,656	32,091
2017	11,914	43,425



3 Affordable Housing Sector in Korean Context

- ❖ Large-scale apartment complexes
 - Approximately 1,000 units per complex in 1990s-2000s
 - 300-700 units per complex in 2010s



3 Affordable Housing Sector in Korean Context

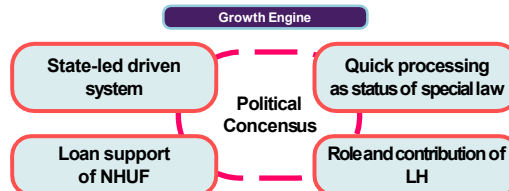
- ❖ BTR and LTR utilizing existing houses
 - Dispersed pattern in inner city areas
 - Less poverty image or stigma effect
 - Social-economically mixed communities



4 Key Performances: Quantity, Quality, Services

4.1 Quantitative Growth: One million units in 15 years

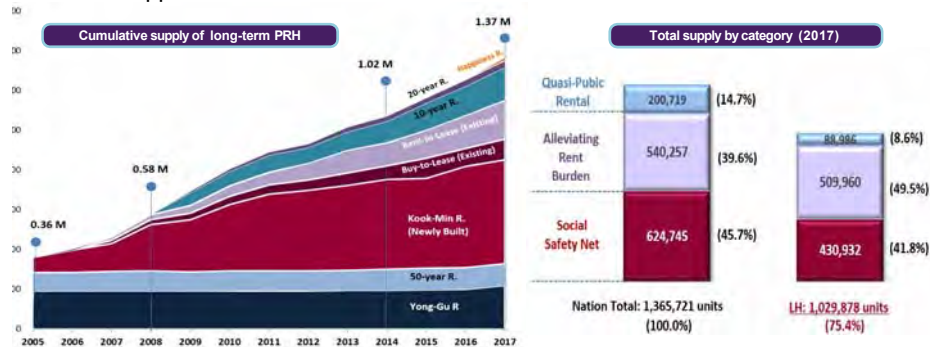
- ❖ Concentrated supply from early-2000s reached 1 million units in 2014
 - Growth engine
 - 1) Political consensus on necessity of public rental housing, financial support
 - 2) Fast track with special law status: secure massive residential land, process permit and authorizations
 - 3) Loans of NHUF (since 1981), the third funding source (funds 30~50% of total)
 - Asset volume: exceeded 100 trillion KRW in 33years, 2015
 - 4) Role of LH: central public corporation for balanced supply nationwide



4 Key Performances: Quantity, Quality, Services

4.1 Quantitative Growth: One million units in 15 years

- ❖ LH owned and managed units: 1.03 M (75.4% of total supply)
 - As of October 2017: 1 million units, 3 million residents
 - * 70% of total in social safety net
 - Supports 2 out of 4 low-income households

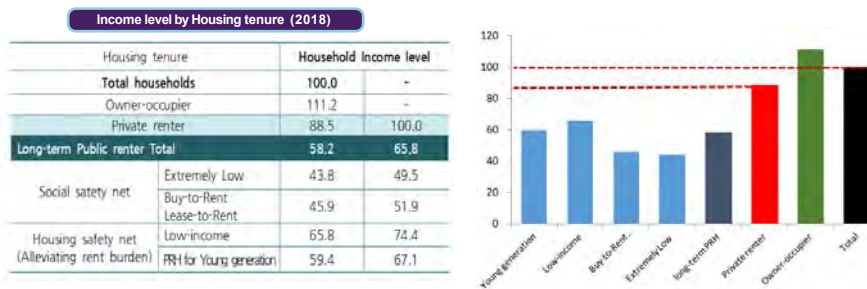


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4 Key Performances: Quantity, Quality, Services

4.2 Decent and affordable home with longer period for needy groups

- ❖ Priority to meeting greater needs in housing
 - Mean income level of public rental residents: 58.2% of entire households income
 - * Public renters' income level: 66% of private rental residents income
 - * Tenants of social safety net-type public rentals mark the lowest income level



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4 Key Performances: Quantity, Quality, Services

2. Decent and affordable home with longer period for needy groups

- ❖ Leading long-term residence: alleviates inconveniences caused by frequent moving experienced in the private rental market
 - Enhancing tenure security: While average term of private renters is four years, public renters would stay in one house for over seven years with no eviction risk
 - ❖ Reduce rent burden : public rent level range 20-40% of private rentals
 - Reduced spending on rent → increased disposable income, more room for other spending → enhanced quality of life
- **Social safety net-type for extremely low-income: lowest rent with longer period**

Housing size, length of residence, rent level by housing tenure (2018)

Housing tenure	Housing Size per household(m)	Housing Size per person(m)	Length of residence (year)	Rent level
Total households	100.0	31.7	8.7	107.1
Owner-occupier	118.7	34.6	11.7	-
Private renter	72.7	27.1	4.0	100.0
Long-term Public renter Total	65.3	25.2	7.3	42.1
Social safety net				
Extremely Low Buy-to-Rent	55.7	24.7	11.3	20.3
Lease-to-Rent	71.1	29.6	4.2	37.1
Housing safety net (Alleviating rent burden)				
Low-income	68.3	25.0	6.4	40.7
RRH for Young generation	42.9	22.5	1.8	33.6



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4 Key Performances: Quantity, Quality, Services

4.3 Providing multiple welfare services

→ **Elevating quality of life and social mobility for residents**

- ❖ Public tenants : aging, growing number of single-person households, growing portion of the elderly living alone at home
 - **Deficiency in family resources** (a lack of family resource due to household characteristics)
- **LH's Housing plus service**: multiple welfare services grouped into a package
- Supplement the **lack of family resources to enhance residents' capacities**

Housing tenure	Average age of household head	Composition by age (100%)						Average people per household	Share of Single person household	Share of elderly household (over 65)	Share of living alone elderly	Share of welfare recipient	Share of activity in paid work
		under 20s	30s	40s	50s	60s	over 70s						
Total households	53.0	6.2	15.3	22.0	23.7	17.3	15.6	2.5	28.6	23.1	8.8	3.5	76.1
Owner-occupier	57.2	0.5	10.3	21.9	26.5	21.4	20.4	2.8	15.3	30.1	9.4	0.7	75.6
Private renter	45.4	16.2	23.4	22.1	21.3	10.7	6.3	2.0	48.1	10.4	6.1	5.1	79.6
Long-term Public renter Total	54.6	4.2	12.7	21.0	25.6	19.4	17.1	2.1	41.6	26.0	14.3	26.5	58.0
Social safety net													
Extremely Low	60.2	0.8	6.3	13.5	29.2	25.0	25.2	1.8	50.5	35.0	22.5	42.5	40.0
Buy-to-Rent	53.7	6.2	10.2	20.2	31.3	18.0	14.0	1.9	49.4	19.5	14.3	54.7	49.8
Lease-to-Rent	53.6	3.1	12.9	26.2	24.7	18.8	14.3	2.2	34.8	22.2	10.2	13.4	69.4
Housing safety net (Alleviating rent burden)													
RRH for Young generation	39.5	31.3	39.7	8.1	4.5	7.6	8.8	1.4	70.2	15.2	13.9	6.7	72.9



30

4

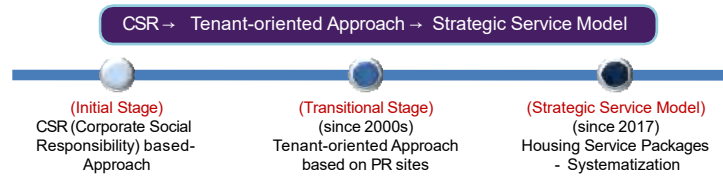
Key Performances: Quantity, Quality, Services

4. Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ LH expanding on public asset value of 1million units beyond its social responsibility

- Systematically responding to demand for caregiving services
- * Business management strategy for **People-First housing service**
- * Reform and expansion of community activation programs from the 2000s
 - **Strategic housing service model** (linking **Housing plus Services**)
- * Multilateral partnerships for stronger and cooperative housing welfare governance
- * Efforts to resolve social issues i.e., low birthrate and population aging, social polarization, housing inequality



4

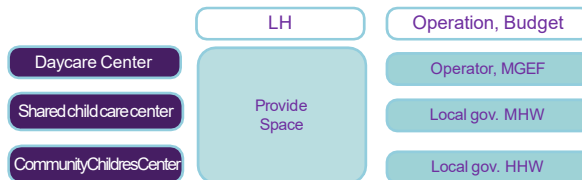
Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ **Tailored services across generations**

- **Childcare support:** LH provides space + local / central governments provide support, operation and management
- * **Shared child care center:** building childcare-friendly environment in local community for families with children, mutual support program
LH provides space (20-year contribution to local government)
- * **Community Children Center :**after school program to provide protection, education, activities for children in need. Connects guardians and local authorities for comprehensive child care services



4 Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ Tailored services across generations

- Childcare support

Daycare Center In complex



Shared child care center



Community Children Center



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4 Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ Tailored services across generations

- Support for the elderly : housekeeping, caretaker service, regular visits, calls
- * Support physical and emotional safety, prevent isolation
- * **Elders for elders care program**: elderly residents look after each other, connects to jobs



Talking to elderly persons living alone

Elders for elders: solidarity and support



Healthy pastimes and activities for the elderly



34

4 Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ Tailored services across generations

- Diverse spaces provided, cooperation with local governments, NGOs, and ministries

Care sharing nest space



(Care sharing nest space)
flexible space refurbished into multifunctional space for all generations used as book cafe, community hall, childcare center, leisure space, shared kitchen



tiny library



4 Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ National Housing Welfare Center

- Welfare support open to general public
- Established by government (MLIT) after 2015, LH commissioned as operator
- * Service support service for applying for public rental housing, legal consultancy, financial aid, job search, healthcare etc.,)
- * Provide online and offline service



* MLIT: Ministry of Land, Infrastructure and Transport

4 Key Performances: Quantity, Quality, Services

4.4 Reinforcing housing welfare delivery system

→ **Multilateral cooperation for a tighter housing welfare network**

❖ National Housing Welfare Center 56 run by central

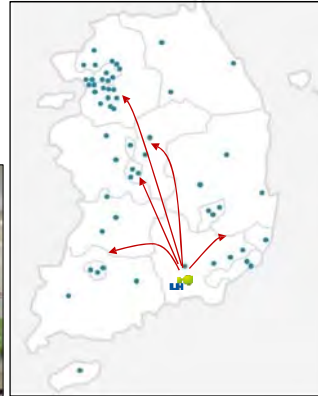
- Additional 36 centers in local government level
- Central Gov.'s Plan : open 200 centers by 2022

National housing welfare centers (56 centers) run by LH



Supports citizens with limited access to information and limited physical mobility i.e., the elderly, disabled

Visiting services (or outreach services) planned to cover welfare blind spots



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4 Key Performances: Quantity, Quality, Services

4.5 Social Value

❖ Promoting Social Enterprises & Creates jobs: utilizing exiting spaces of PRH

- Addressing gentrification of redevelopment projects in inner city
- Providing business space for social enterprises: support startup, meeting room, etc.,

LH
Hope Shops

Provide space to young entrepreneurs, women with career disconnection, small businesses, social enterprises at rent below market rate for 10 years max (from 2017)

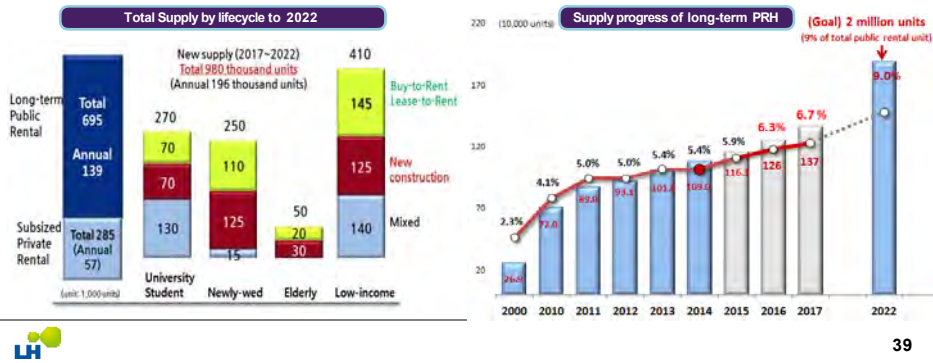
- brand development for large-scale Hope Shop **mono**, on-line & off-line marketing
- community functions for business in Hope Shop (training, happy working environment programs)
- local community projects for co-prosperity underway (Misa Tiny Store Festival, Flea Market Platform)



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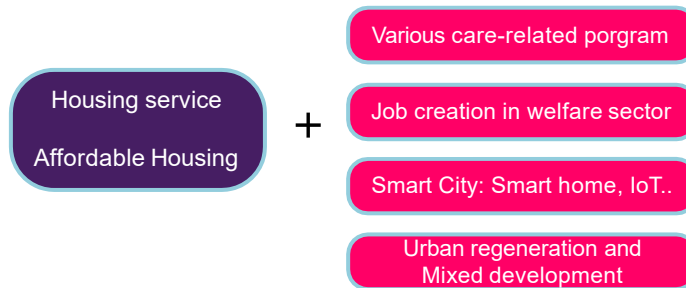
5 Future Directions and Challenges for Affordable 4.0

- ❖ **Korea's Policy Goal:** supply volume 2 million units = 200K unit per year until 2022
 - Lifecycle-related support: customer-tailored support for younger adults, (college students, career beginners, job seekers), newlyweds, the elderly, etc.,
- **Affordable Housing 4.0 : How to support a demand-tailored supply**



5 Future Directions and Challenges for Affordable 4.0

- ❖ **Affordable Housing 4.0**
 - Planned supply portfolio : New construction (50%), BTR (20%), LTR (30%)
 - * **Multi-sector approach for synergy**

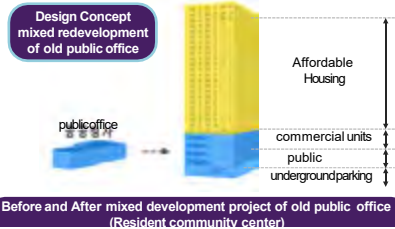


5 Future Directions and Challenges for Affordable 4.0

❖ Affordable Housing 4.0

- (Examples) Old public office building revamped into public rental housing (e.g. community center)
- Reuse Vacancy in inner city: collaboration with local government and property owner
- Purchase and remodel old motels and other informal accommodations (typical cases of indecent space)

→ regenerate a non-decent space into a decent and adequate space within existing urban space

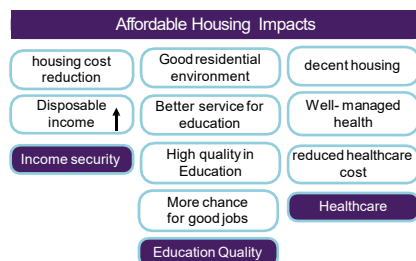


5 Future Directions and Challenges for Affordable 4.0

❖ The Role of Housing Welfare for Inclusive Cities

- Housing, a platform for growth in other social policy sectors

* Well-designed affordable housing → Well-established physical foundation of a society
→ Greater effectiveness of social policies

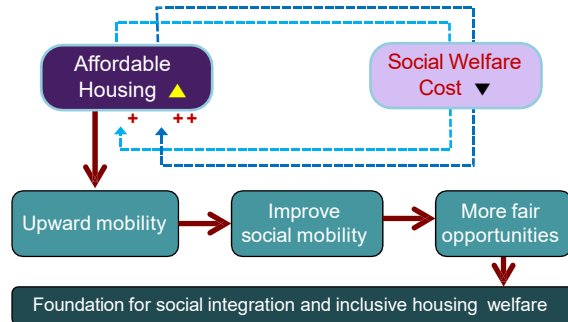


→ Affordable housing contributes to social mobility

5 Future Directions and Challenges for Affordable 4.0

❖ The Role of Housing Welfare for Inclusive Cities

- Affordable housing expected to reduce social welfare expense long term
- Virtuous cycle with upward movement in housing, better social mobility, and fair opportunities leading to social integration and inclusive housing welfare



5 Future Directions and Challenges for Affordable 4.0

❖ Future Challenges for Affordable Housing

Integrated Approach

Housing as an **'integrated good'**.

- linked to many other sectors such as; health, economic security, energy security, transportation, education, employment

→ Elevating social cohesion and neighborhood security through multi-sector approach

Inclusive design and increase housing choice

Diverse portfolio of affordable housing choice and design options to respond to the increase and varied housing need (young adults, aging population, people suffering from mental illness, homeless, first time buyers, etc.,

→ Diversified needs of the population require increase housing choice and options with innovative and high-tech and high-touch design

5

Future Directions and Challenges for Affordable 4.0

❖ Future Challenges for Affordable Housing

Good governance and partnership working

- ❖ **Multilateral partnerships** and cross-ministry cooperation necessary for strengthening LH's housing welfare services
 - high level of cross-sector attention and support for successful affordable housing
- ❖ **(Horizontal cooperation)** networking and partnership with various entities (i.e., for-profit entities, financial investors, non-profits, social corporations, etc.)
 - higher coverage of housing welfare service, larger funding capacity
- ❖ **(Vertical cooperation and support)** between multi-government tiers (central, local)
 - connect with various caretaking programs for children, young adults, women, the elderly, and the physically challenged; improve energy efficiency, prevent energy poverty, effectiveness of welfare benefits, impactful welfare
- ❖ **(Resident participation)** encourage to build a sense of warmth in community
 - bigger sense of ownership, active self-governing, organization for autonomous management

Thank you for listening

Young People Housing in a rapidly changing world – the case of Hong Kong

Conference on Inclusive City and Housing Policy
4-7 September 2019
Taipei, Taiwan

Ngai Ming Yip

Professor of Housing and Urban Studies,
Urban Research Group, Department of Public
Policy, City University of Hong Kong

Outline

- General Context of Hong Kong
- Housing problems in Hong Kong
- Housing problems for young people in Hong Kong
- Coping mechanism
- Social contest of housing problems for young people
- Implications of housing problems for young people

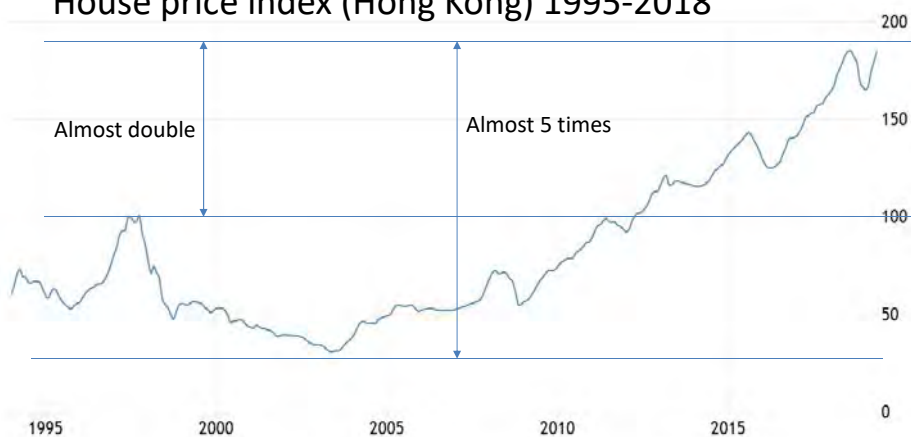
General Context – Housing in Hong Kong

- Densely populated, small but rich city
- Land Area 1100 km²– Population ~7.5m
- Fast population growth – housing has always been an issue
- Rapid economic growth – GDP per capita USD48,171 in 2018 - nearly doubled in 20 years
- Important global financial centre – one of the highest FDI in the world
- Global investment into the real estate market
- Non-action in the new supply of land between 2002-2008



Soaring House price

House price index (Hong Kong) 1995-2018



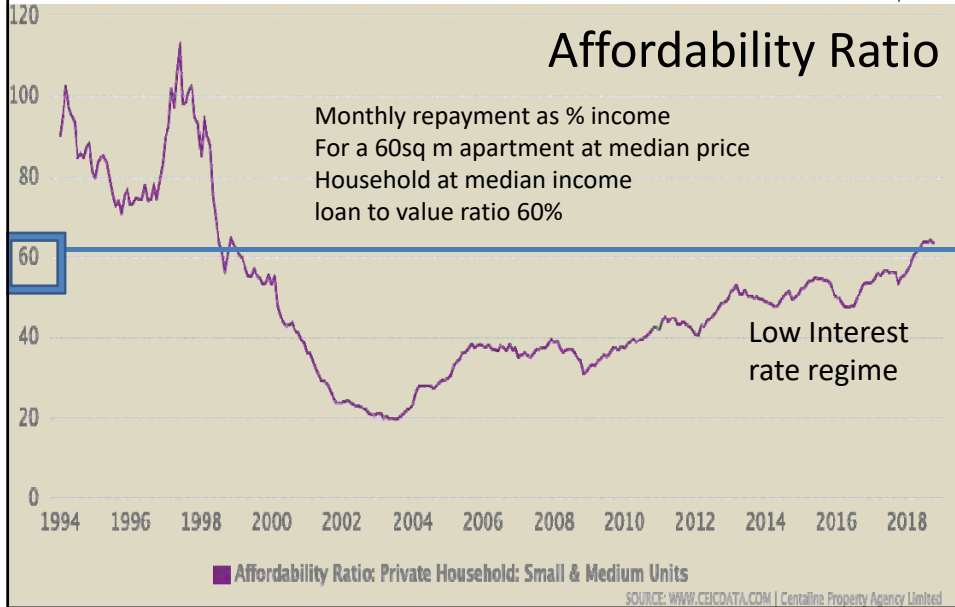
SOURCE: TRADINGECONOMICS.COM | CENTALINE PROPERTY AGENCY LTD., HONG KONG



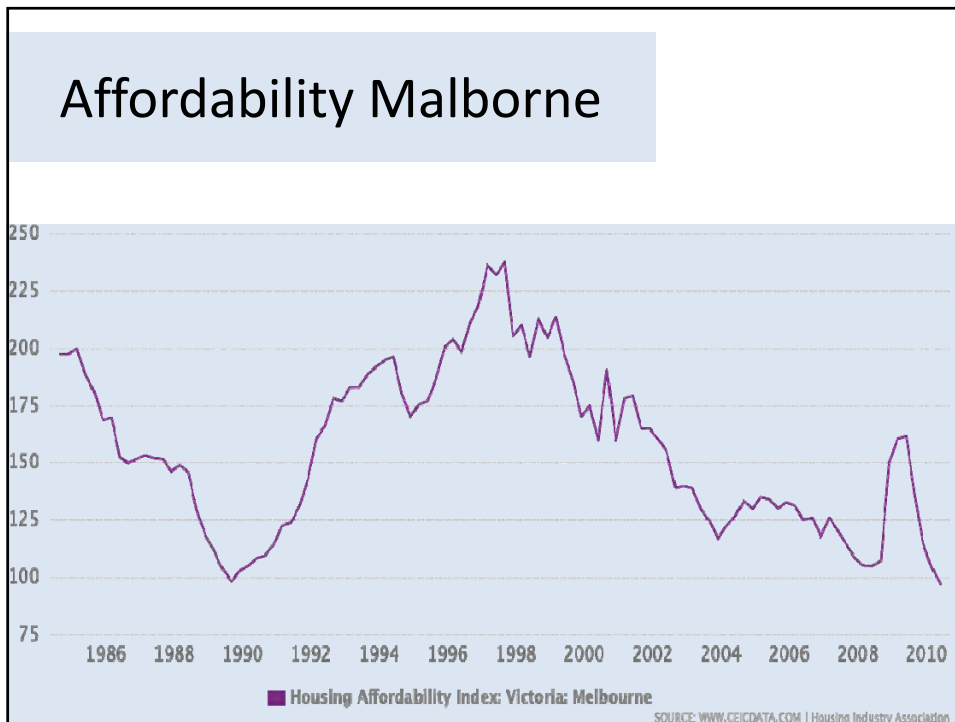
Housing Unaffordable

<https://www.ceicdata.com/en/hong-kong/residential-affordability-ratio>
 Assumptions: unit size of 600 s.f. 60% loan-to-value ratio 20 years mortgage period based on Centa-City (Small/Medium Units) Leading Index's adjusted price Median household income is assumed to be the same as the last quarter.

Affordability Ratio



Affordability Malborne



House Price and mortgage

Region	Total Price	Down-payment	Monthly repayment
Second hand 60 sq m apartment mortgage			
Hong Kong island	USD1.43m	USD 0.71m	USD 2700
Kowloon	USD 1.16m	USD 0.46m	USD 2400
New Territories	USD 0.95m	USD 0.38m	USD 2100
New flats Examples (unit price 10% higher)			
Hong Kong island (50m ²)	USD1.86m	USD0.93m	USD3592
Kowloon (40m ²)	USD1.21m	USD0.48m	USD2760
New Territories (40m ²)	USD 1.05m	USD 0.42m	USD 2380

Wealth Constrains

Some Examples

Median Monthly Wage (2018) 25-34 year old – USD2350

New Territories (40m ²) flat (USD)		New Flat	Second Hand flat
Price		1.05m	0.63m
Down-payment		0.42m	0.25m
Save 50% of wage for downpayment	single earners	29.6 years	18 years
	double earners	14.8 years	9 years
Repayment		2380	1434
% of income (single earners)		101%	61%
% of income (double earners)		55%	30%

General Coping Mechanism

- Individual household level - Rent instead of buy
- General policy
 - Regulations in suppressing cost
 - Direct provision of housing
 - Subsidies to reduce housing cost

Hong Kong

Development of low rent public housing

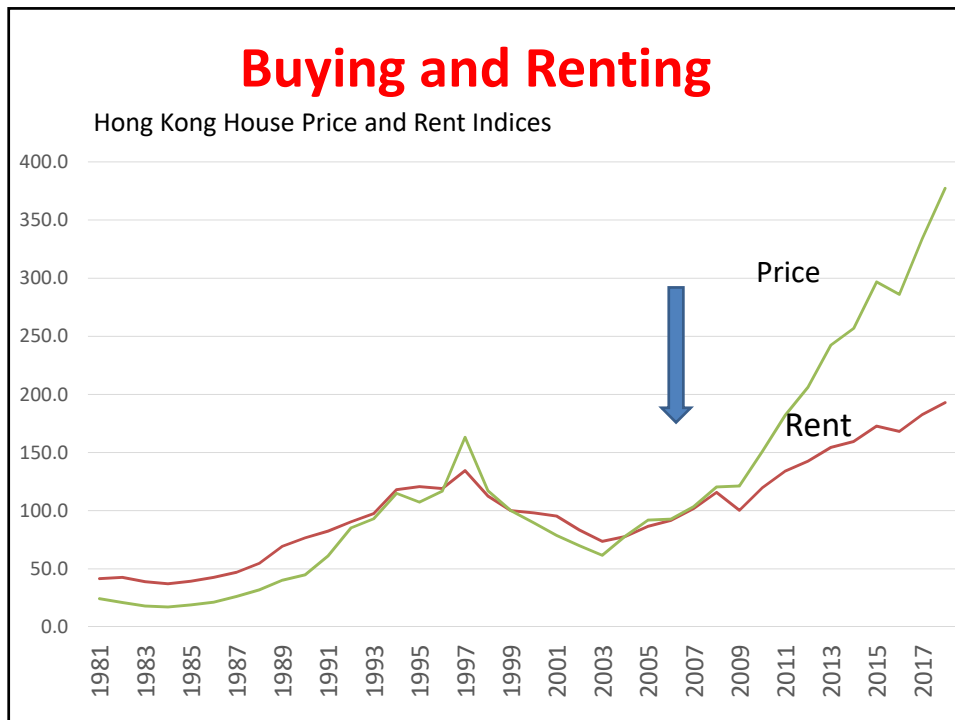
Provision of assisted homeownership housing



Hong Kong Housing Policy

- Public rental housing since 1954
- In 2018, ~800,000 public rental flat (29% of population)
- Housing for the poorest 40% of population
- Very low rents (20%-25% of comparable market rent)
- Long waiting queue (~250,000 households) For public rental flats
- Assisted homeownership (Homeownership scheme HOS) since 1979
- In 2018, ~350,000 HOS flats (17% of population)
- Sold at 40%-60% of market price
- HOS Arranged as a shared equity ownership
- High demand (recent round 63 applicants to 1 flat) for HOS
- Housing ladder – public rental -> HOS -> private homeownership





Some Examples of renting

Median Monthly Wage (2018) 25-34 year old – USD2350

(USD)	Hong Kong Island	New Territories
Monthly Rent (2018 non-new flats 60m ²)	2500	1610
% of income (single earners)	106%	68%
% of income (double earners)	53%	34%
Monthly Rent (2018 new flats ~45m ²)	3400	1850
Distance from CBD	8km	30km
% of income (single earners)	144%	79%
% of income (double earners)	72%	40%
Monthly Rent (2018 non-new flats 45m ²)	1875	1200
% of income (single earners)	80%	51%

Hard-pressed

Squeezed space in private renting

- Sub-divided units
- Small cubicle rooms in multiple occupation flats in old buildings with poor amenities
- Mostly en suite but the worst cases have shared toilet and no kitchen
- Nearly all being converted against the regulations – health and fire safety hazard
- Comparatively low total rent but extremely high unit rent

Examples of Sub-divided



Source - https://www.28hse.com/rent-property-832949.html?utm_source=homes.mitula.hk&utm_medium=referra

En suite room; 12 m² ; Building Age – 43 years
Rent – USD770 / month; Unit rent - USD65 / m²

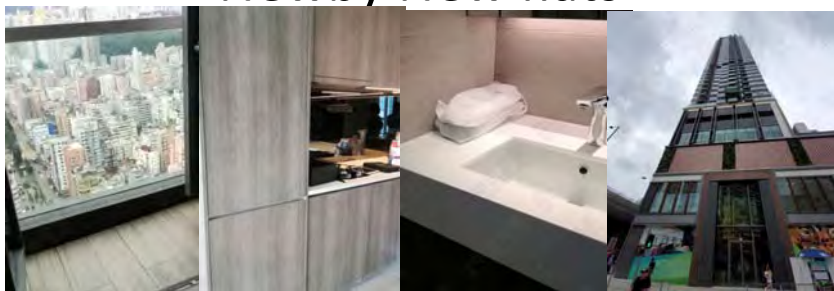
Examples of Sub-divided Units



Source - <https://www.28hse.com/rent-property-834442.html>

- En-suite room; 8m² ; Building age - ~50 years
- Rent - USD446 / month; Unit rent: USD60 / m²

Newby New flats



Source - <https://www.28hse.com/rent-property-834442.html>

- Self-contained Flat; 42m² ; Building age – 2 years
- Rent – USD2805 / month; Unit rent: USD72 / m²

Sub-divide Units

- A survey done in 2015
- Total - ~200,000 people lived in SDU
- Mostly (61%) 1 or 2 person family (i.e. 40% larger households)
- Tenants aged 15-24 years old – 10%; 25-44 years old (44%)
- 8% of tenants have post-secondary education
- Mean income of tenants USD1600 /month (slightly lower than median wage)
- Average rent – USD540; rent to income ratio – 32%; average area per person – 5.8m²

Housing Problem faced by young people

- Prohibitively high threshold into homeownership (wealth constrain)
- Hard pressed in sustaining homeownership for single young people on ordinary wages
- A burden for even double earners young professionals
- “Normal” private renting nearly impossible for single young people
- Double earning young couples can only afford the suburb
- The only choice is the sub-standard cramped “subdivided flats”
- Impossible for single young persons to get into public sector under the “Point and quota system” – queue up till they reach middle age
- Assisted Homeownership in fierce competition (recent round 652 single household applicants competed for 1 flat)

“Coping” Methods

- Give up independent living – stay in parental homes for longer
- The parasitic generation, “*parasaito shinguru*”, the Boomerang generation
- Abandon homeownership – become the “Generation Rent”
- Rely on the assistance from parents / grand parents for home buying
- Give up hope to get into public rental housing

Independent Living

- In Hong Kong, ~5% young people (<35 years old) live alone
- Much lower than western society, also low among Asian countries
- Multiple reasons – take care of (or by) parents, cultural norm, have more money to spend, unaffordable rent for independent living.
- If only have to pay reasonable rent (20% of income) – 54% prefer to move out and live independently. Only 15% would be unlikely.
- Some have poor family relation as a result of the congested living space.
- For those who live independently, family relation improved.

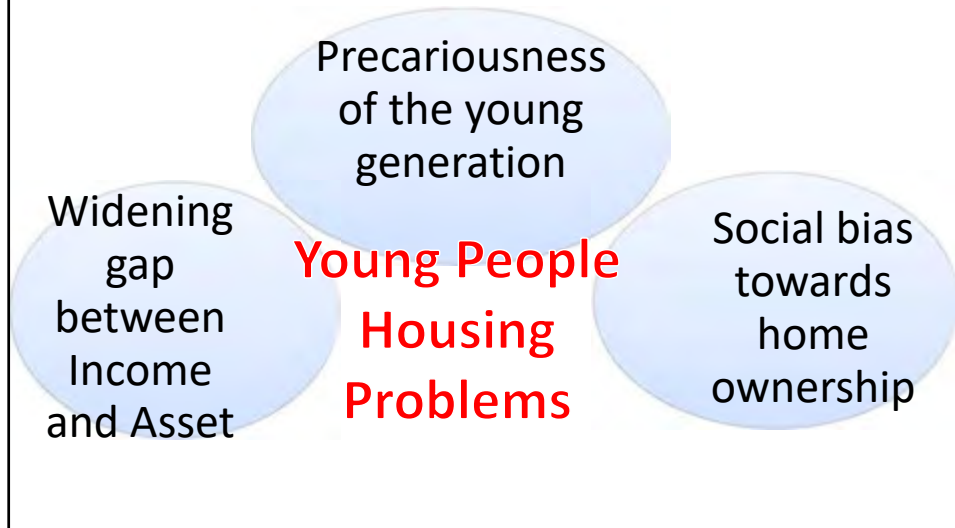
Abandoned the Hope to Buy?

- In the survey, 85% young people believed that house price would rise faster than income
- 45% of them expected they would never have the chance to buy a flat
- Yet young people in Hong Kong is still quite conventional
- Think that paying rent is a waste of money
- Owning a house is still a symbol of success and membership to the middle class (~80%)
- Not so ready to move to generation rent but a high discrepancy between ideal and reality as well as a sense of helplessness and deprivation

Give up hope to get into public rental housing

- Waiting queue for public rental housing
- 2018 – 41% of the 250,000+ households on the waiting list were single non-elderly most of them are young single persons.
- The peak at 2015 – 50% of the ~300,000 households were single non-elderly, 50% of the single applicants have tertiary education
- Not possible to pass the test if they have a job (2/3 of median wage)
- Indepth interviews reveals the sentiment of “buying an insurance” and “prepared for the worst”.
- Housing Authority brought forward the income inspection and “kill off” the queue. Losing hope on public rental housing as the last resort
- Nearly impossible to get HOS – recent round 652 applicants to 1 flat.

Social Context of Young People Housing Problems

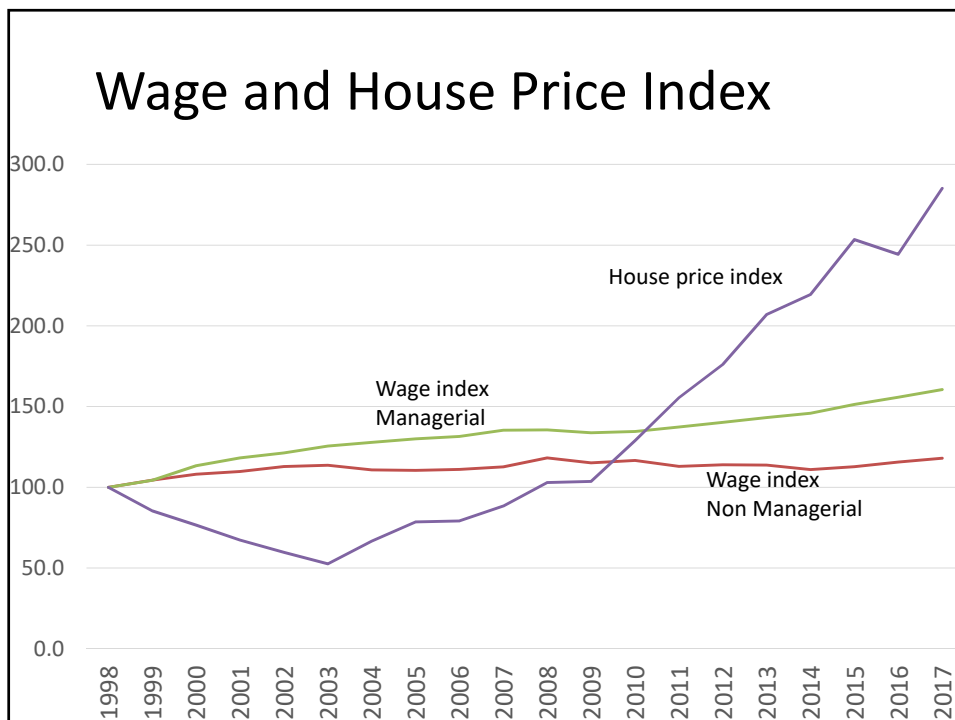


Precariousness of the young generation

- Expansion (and commodification) of higher education (and student debts)
- Disappearing jobs and slow (if any) upward social mobility
- Higher demand in work but suppressed pay and dying pensions
- Inter-generational friction and fractures
- In Hong Kong, 2001-2016 – people between the age of 15-39 with tertiary education qualifications increased from 19% to 39%.
- Entry salary (at fixed price) of university graduates – at 2012 was only 13% higher than their counterparts in 2002 (much slower than GDP growth) and was 9% lower than those who graduated in 2007
- Increase in salary was also lower for recent graduates

Widening gap between Income and Asset

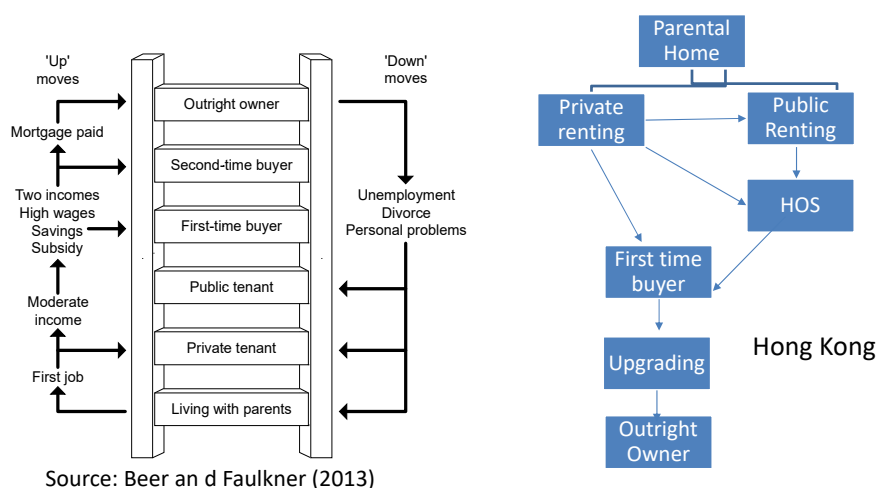
- Thomas Piketty found that the growth of wealth attributed to income is much slower than the accumulation of wealth from capital
- Real estate / housing is an important form of wealth accumulation
- In Hong Kong (as elsewhere), the rise in house price is much much faster than the growth of wages.
- From 1998 – 2017 wage indices (in real terms) rose by 18% for non-managerial workers; 60% for managers and professionals
- House price rose by 185%



Social bias towards home ownership

- The construction of homeownership as preferred tenure
- Homeownership as policy instrument of wealth accumulation – paying rent is a waste of money
- Homeowning as a symbol of success, middle class life
- Tax bias towards homeownership
- Reinforces the myth of homeownership – investment consideration pushes house price further up
- Broken “housing ladder”

Housing Ladder



Negative Impacts

- Impediments to independent living – less choice for young people
- Delay marriage, household formation and child birth – exacerbate problems of shrinking population and aging society
- High housing cost reinforces precarity
- Widen wealth polarization and generational friction - the haves (older homeowners) and the have-nots (young renters)
- Deepens social inequality (favour young people with rich parents)
- Long term impact on welfare after retirement

Positive (?) Impacts

- Cultural change on the attitude towards homeownership (Generation Rent) – a rethinking on the symbol of success and middle class life style
- Enhance job and physical mobility – free of the burden of homeownership
- Encourage entrepreneurship – do not have to save for home buyer – use saving for entrepreneurial investment
- Radicalise political attitude – challenge prevailing social norms, little to lose....

Thanks for listening
and Welcome Comments

第9回東アジア包摂都市ネットワークワークショップ
報告書

2020年1月15日

大阪市立大学都市研究プラザ

〒558-8585 大阪市住吉区杉本 3-3-138

TEL:06-6605-2071 FAX:06-6605-2069

<https://www.ur-plaza.osaka-cu.ac.jp/index.html>