



# *Diversity of Affordable Housing in Korea*

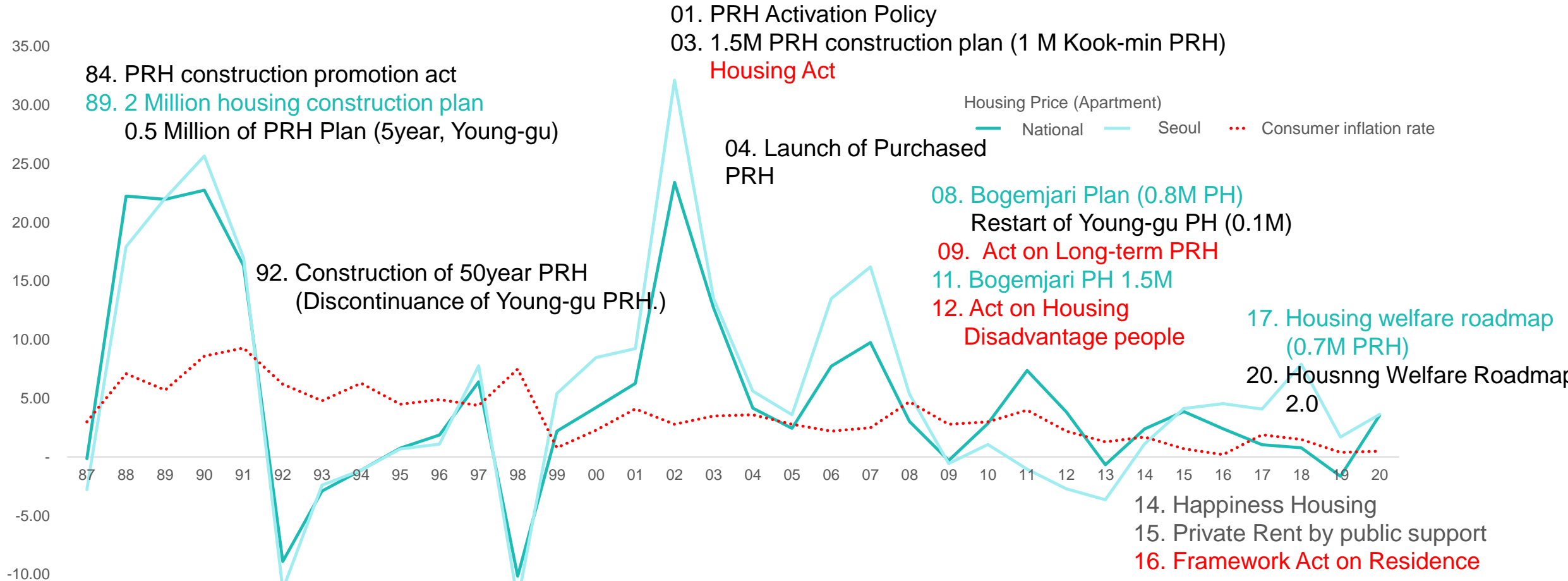
*Seungyeoun CHO*

*Reserch Fellow*

***Housing Policy***  
***For affordability***

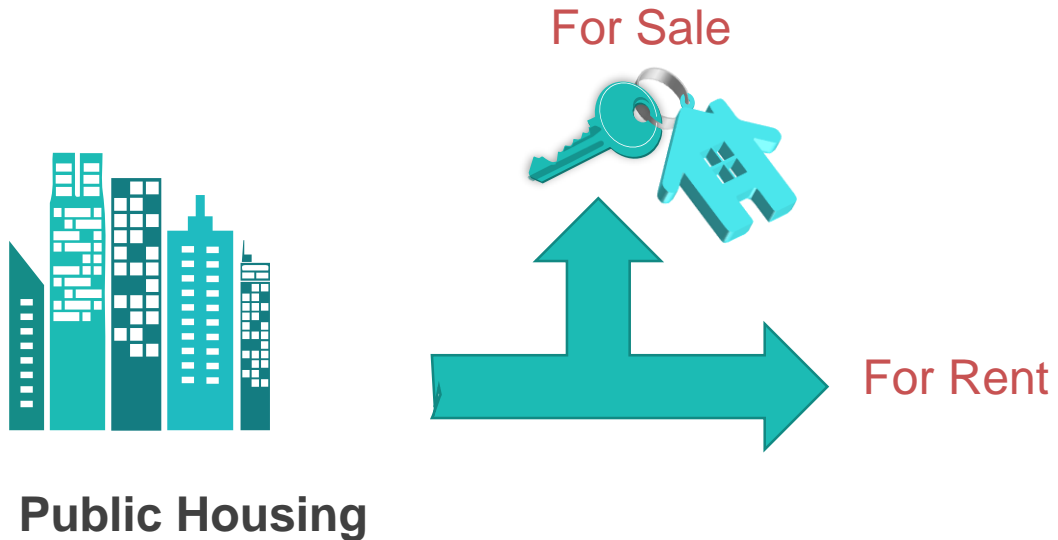
# Housing policy : Expansion of Quantitative Supply

- Increasing of Public rental Housing (PRH) Stock since 1989



## Definitions, Public Housing in Korea

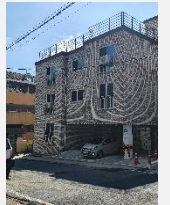
- Public housing includes Housing for sales and for rents.



Public Built Housing



Public Purchased Housing

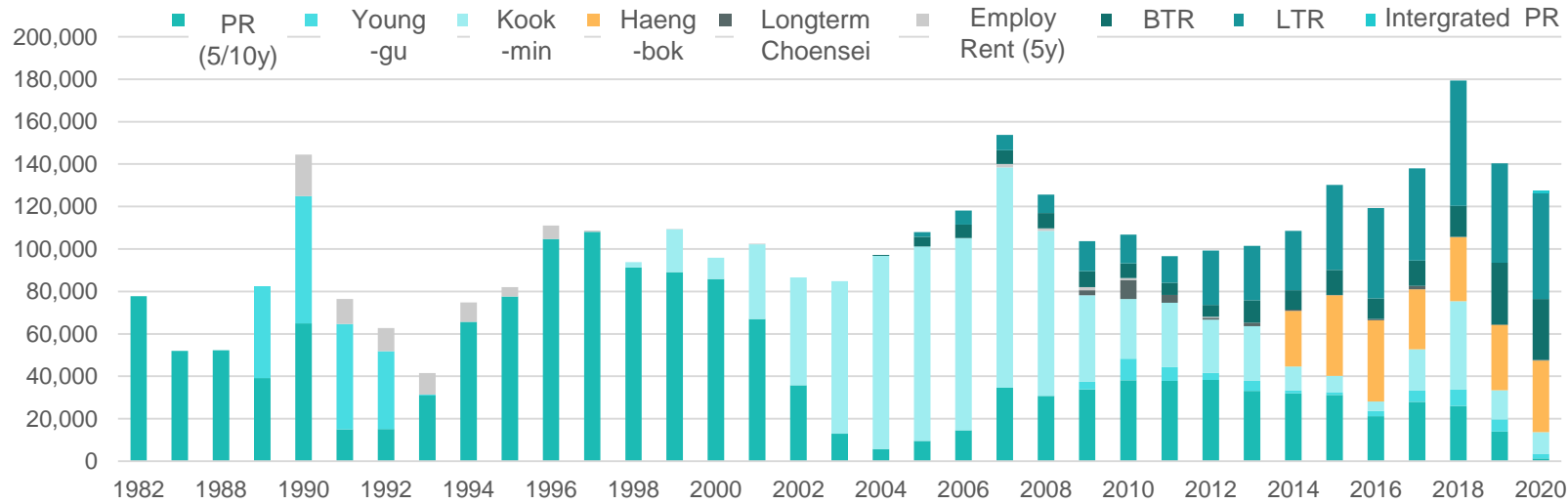


Any of the following housing that a public housing project operator supplies by building, purchasing, or leasing it under this Act or other statutes with financial support from the State or a local government or from the Housing and Urban Fund (Special Act on Public Housing Article 2.1)

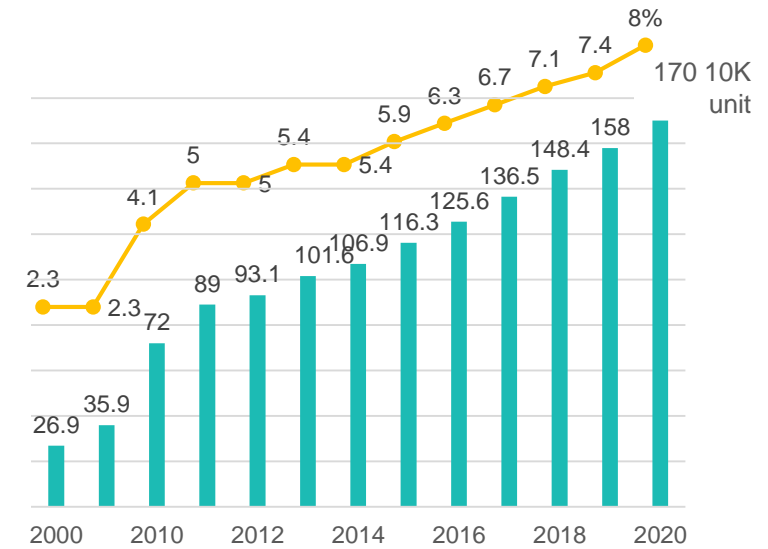
# Stock of Public Housing

- Public housing has been increased both stock and diversity.

## Annual supply



## Total Stock and Stock Rate



(source : MOLIT, 2022)

## Stock of Public housing

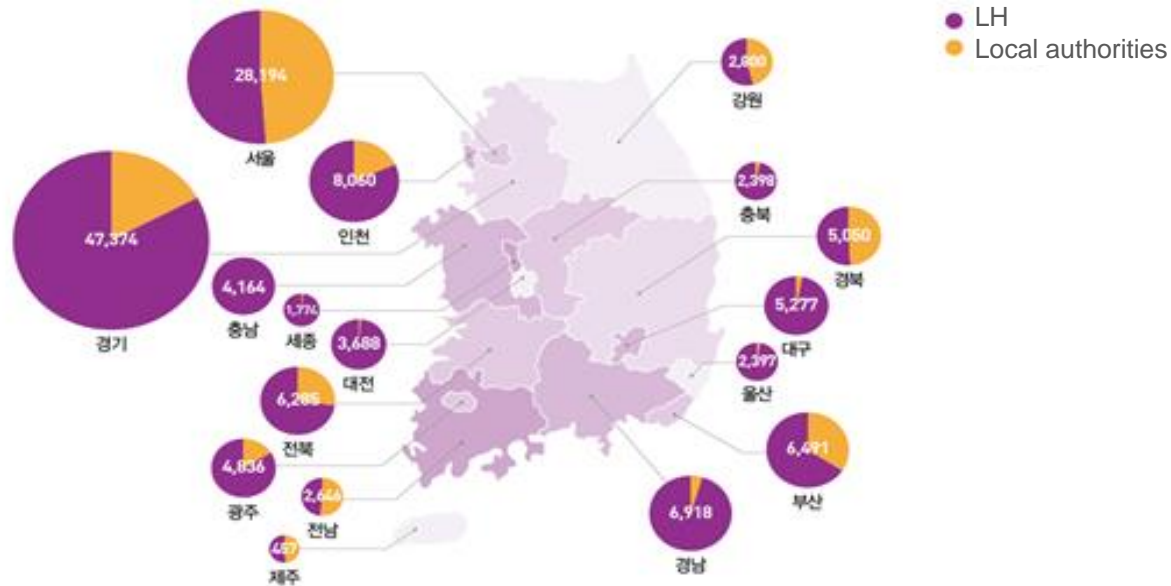
- Public housing has been increased both stock and diversity.

	5/10year (PR)	Haeg-Bok (Happiness)	Kook-min (national)	Young-gu (Permenent)	Purchased (Buy to Rent)	Cheonse (Lease to Rent)
Target group	who do not own a home	university students, newlyweds	lower income (under 4 decile)	beneficiary 1-2 decile	beneficiary 1-2 decile special target group	beneficiary 1-2 decile special target group
monthly rent /market price	90%	60-80%	50-80%	30%	30-80%	1-2% interest rate
period of residence	5/10 years	6-20 years	30years	50years	20years	20years
Residential area size	~85 m <sup>2</sup>	~45 m <sup>2</sup>	~85 m <sup>2</sup>	~40 m <sup>2</sup>	~85 m <sup>2</sup>	~85 m <sup>2</sup>

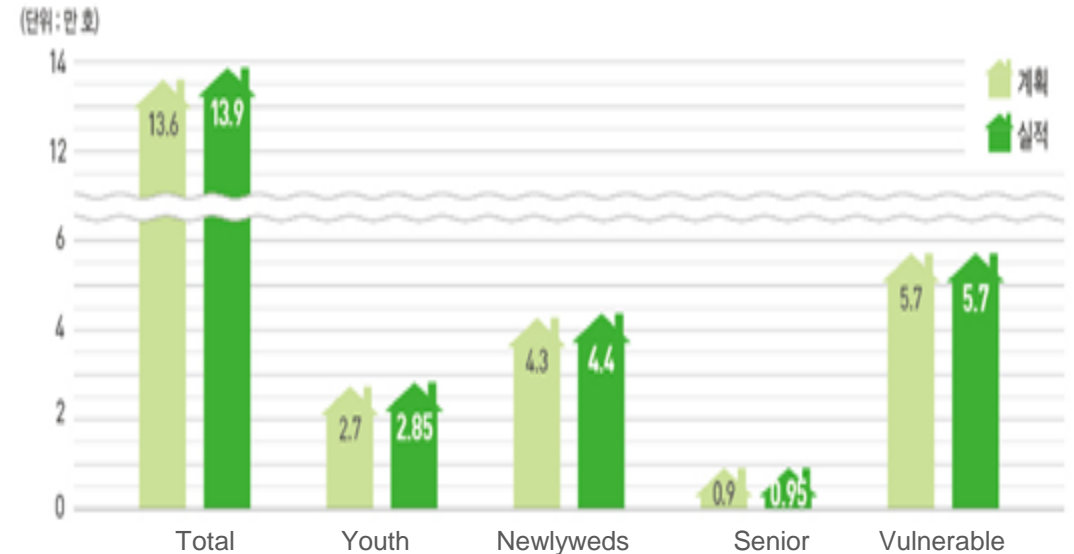
## Distribution of Public Housing

- Public housing is concentrated in the Seoul metropolitan area (60%) and 75% of PH is delivered by LH
- Target group is shifting based on income level to life cycle

### PH by Region and operator



### PH by target group

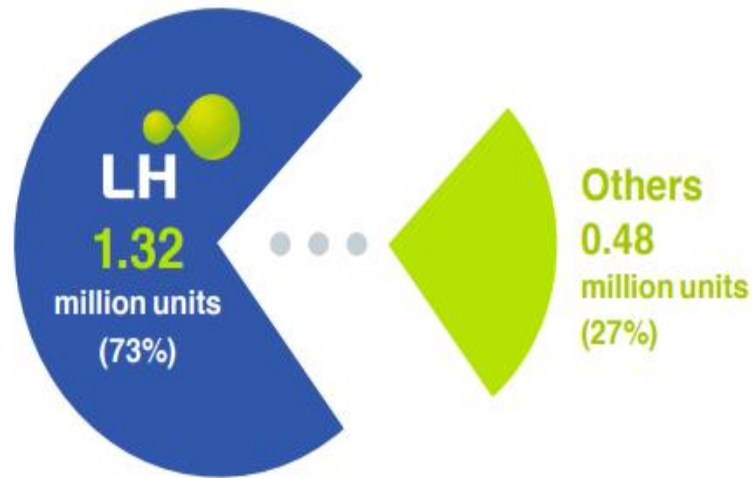


(Source : MOLIT Press 2020.1.31)

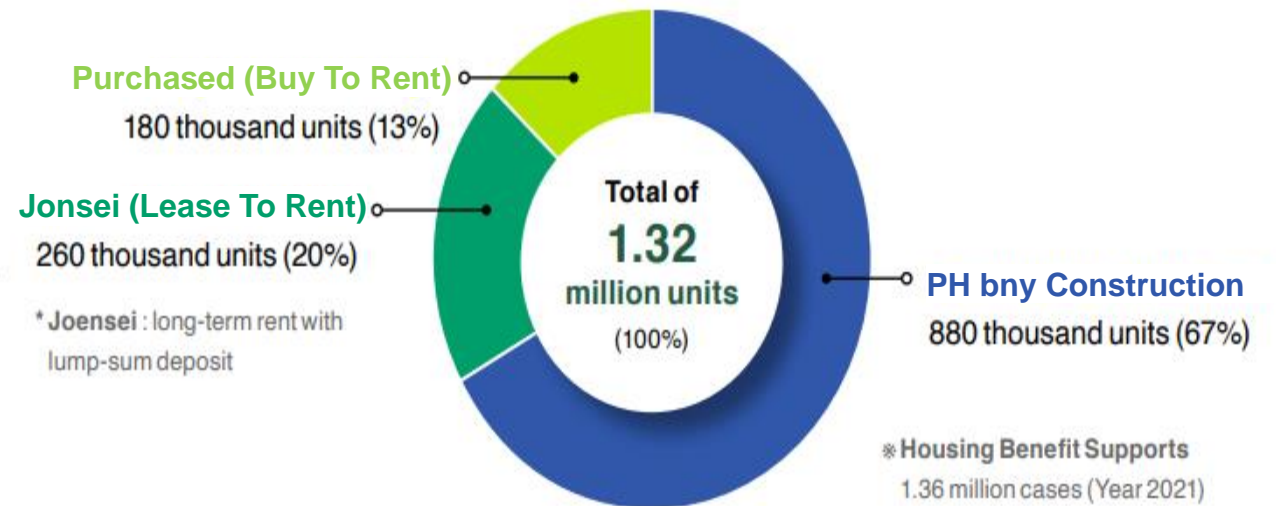
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### LH's share in PH



LH stocks account for **73%** of the nation's stock

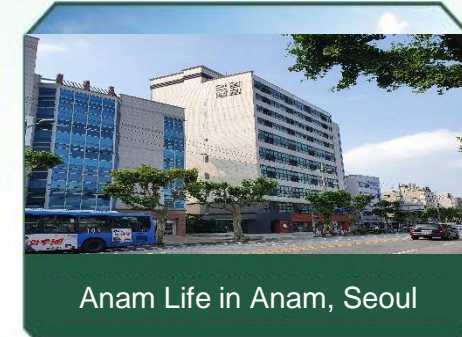




***Affordable housings  
by life cycle***

## Customized housing for Youth

- Youth (19-39): University Students, Job Seekers, new recruits
- 350K homes until 2025



## Customized housing for Newlyweds

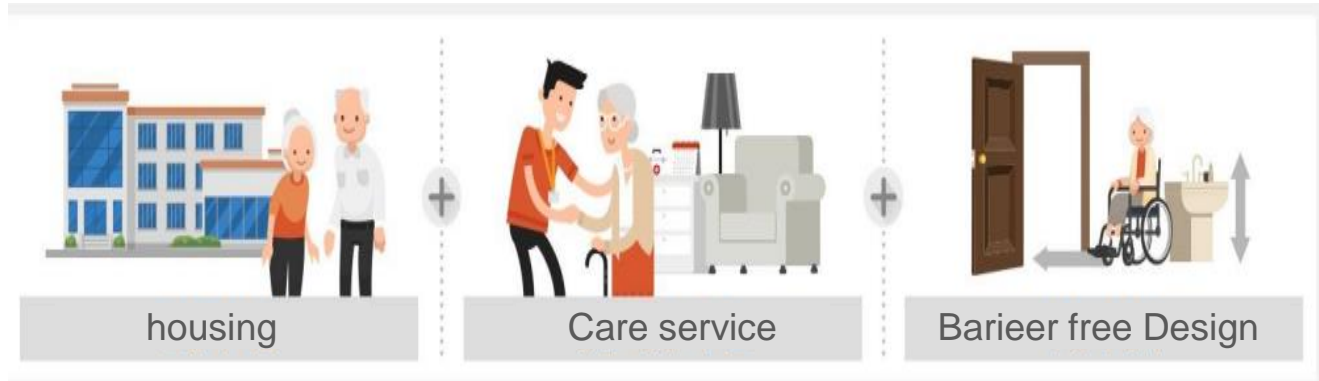
- Newlyweds; within 6 years of marriage, having child under 6 years old
- 150 k homes until 2025

For sale	For rent
Buy ownership	Up to 10 years
Initial burden is 30%	80% of surrounding areas
Profit and loss sharing loan	Customized rent program
Long term loan 500-1000K won / month	200-4000K won / month



## Customized housing for Senior

- Senior : 65 years +
- 80 K homes until 2025



***Affordable housings  
For Seniors***



## PRH : Construction Project

- Kookmin for the Elderly : 1<sup>st</sup> Custmized PRH for the low-income elderly people

- ▶ Gahpyong Eubnae2 (6 building 335 units)



## PRH Construction Project

- Kookmin for the Elderly : 1<sup>st</sup> Custmized PRH for the low-income elderly people

### ▶ Gahpyong Eubnae2 (6 building 335 units)

- Entrance hall space enough for walking aids
- Safety handrails





# PRH Construction Project

- Kookmin for the Elderly : 1<sup>st</sup> Custmized PRH for the low-income elderly people

## ▶ Gahpyong Eubnae2 (6 building 335 units)

- Safety handle
- Emergency call device

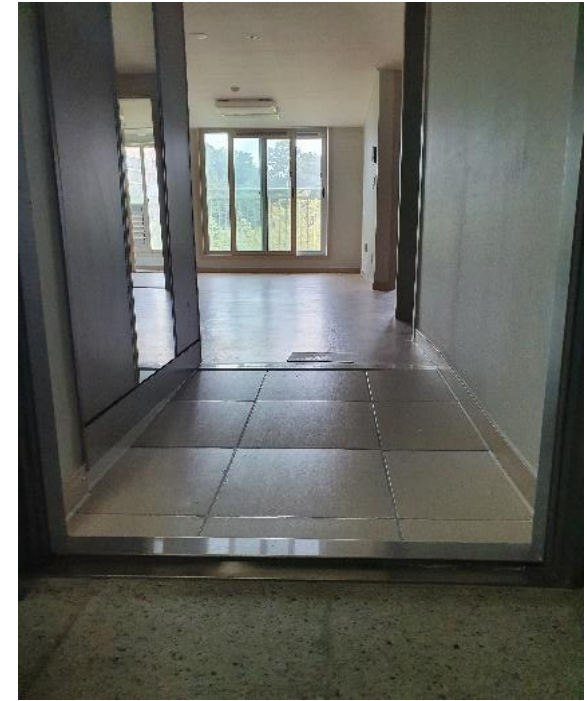




## PRH Construction Project

- Allocation obligation : at least 5% of PRH units for disadvantaged person under the law

### ▶ Younggu, Guri Galme

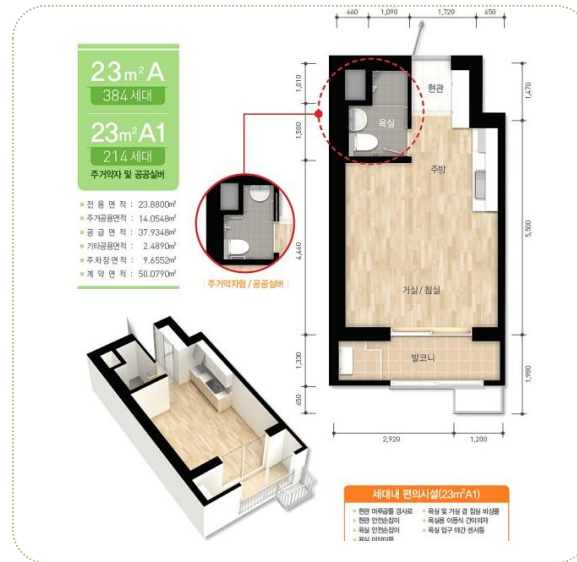


# PRH Construction Project

- Public Silver Housing : PRH + Social welfare facility

## Shiheung Eungye 7 (1 building, 190 units)

- Safety handle
- Emergency call device
- Motion sensor etc





# PRH Construction Project

- Public Silver Housing : PRH + Social welfare facility

## ▶ Shiheung Eungye 7 (1 building, 190 units)



Meal delivery



Hair cut



Disinfection



Picnic



Residencation Environment Improvement



Birthday party

## PRH Reconstruction/Regeneration Project

- BTR housing for seniors by co-work between provider, social enterprize, local authority and university.

### ▶ Haesimdang (21 units)

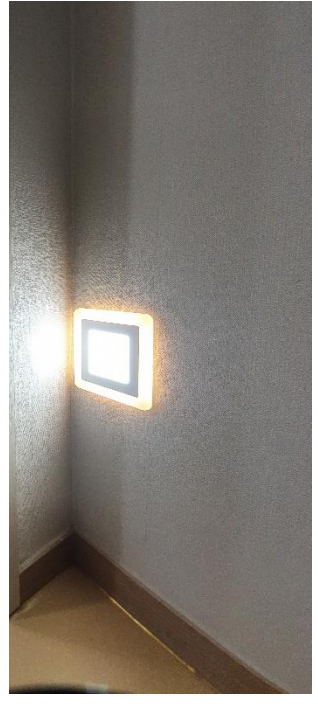




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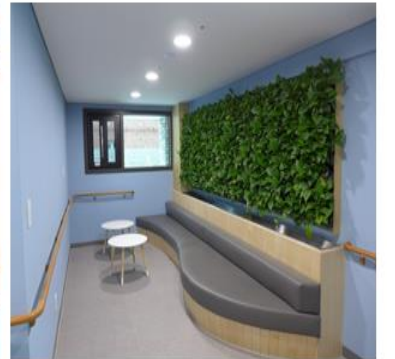
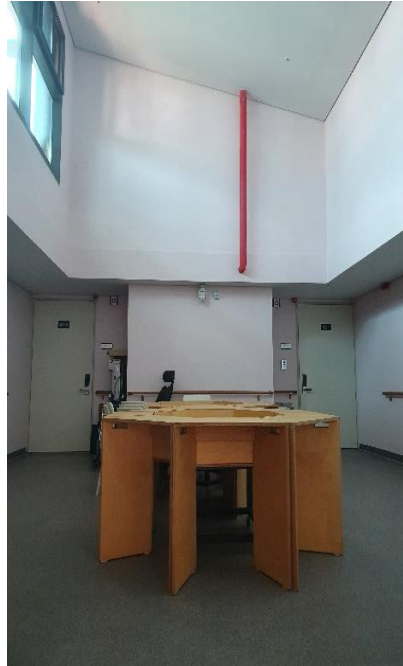




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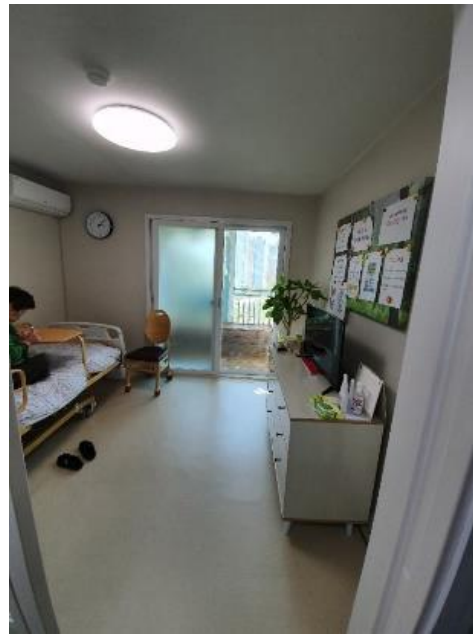
## ▶ Haesimdang



## PRH Reconstruction/Regeneration Project

- Old PRH was renovated for seniors by policy linkage between MOLIT and MOHW

### ▶ Care safety housing





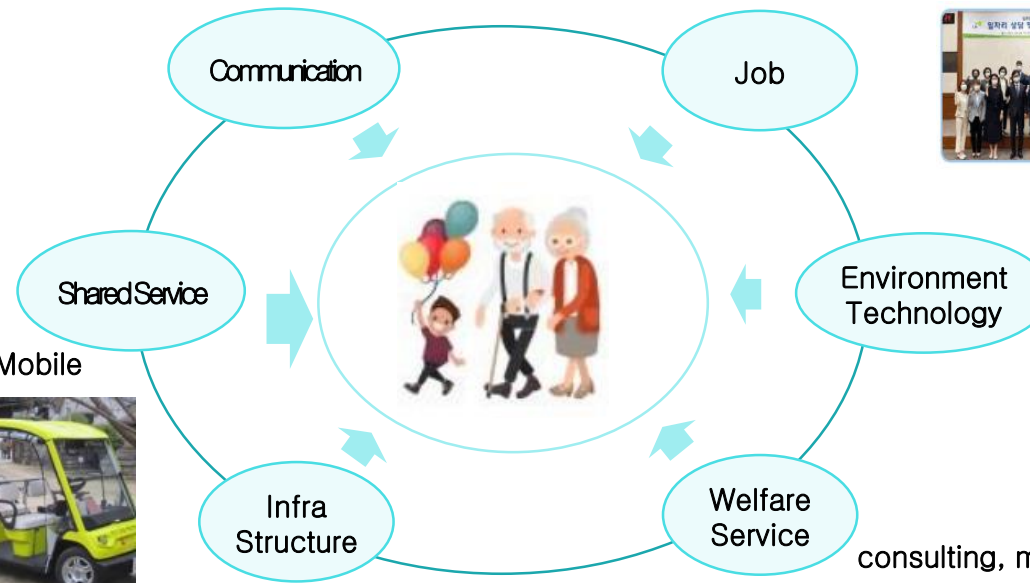
# Future of Senior housing in PRH

- PRH platform, where connect social infrastructure and residential service for the residents and local neighbourhood

On-off line platform, consulting, reception



Job counseling, silver employee, social enterprise



Shared Kitchen, Shared Mobile



Security CCTV, motion sensor, IoT



Library, commercial store,  
Care facilities



consulting, menta, psychiatry, health service linkage





**Thank you**