



Senior housings by public sector

Seungyeoun CHO

Reserch Fellow

***Housing Policy
for the Elderly***

Aging Society : Population

▶ Rapid increase in the elderly population : Aging Society

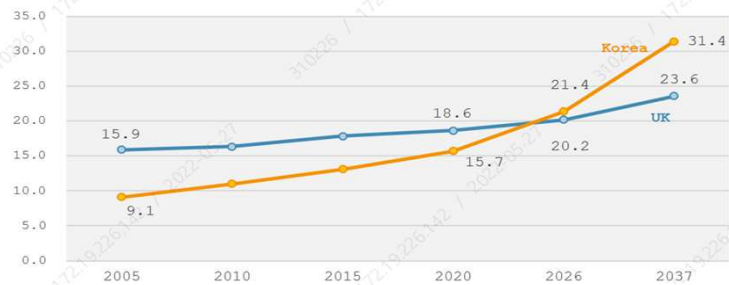
3.39M in 2000(7.2%) → 8.13 M in 2021 (16.5%) → 17.22 M In 2040 (33.9%)

▶ Increase of single households in population aged 65+

An increase in the number of households made up of only the old (single households 34.2%, couples 33.0%, 2021)

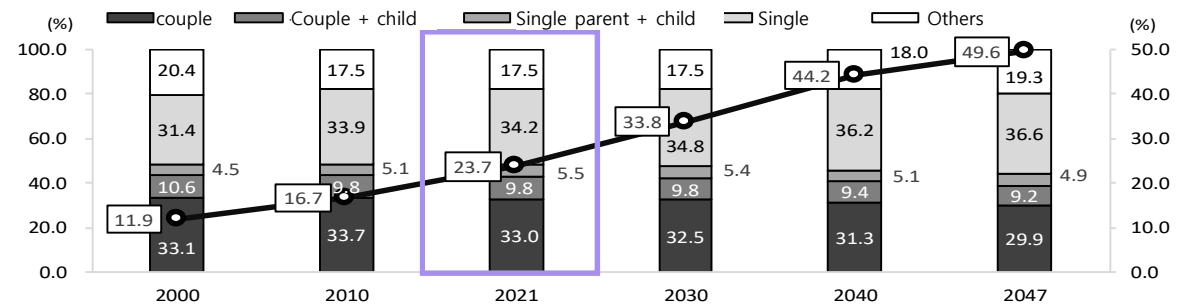
Countinuous increase in single households of aged 80+ (27.6%, 2020)

Populations over 65 years



(source: OECD, 2021)

Households over 65 years



(source: Statistic Korea, 2021)

Aging Society : Dwelling

- High Poverty ratio of the retiree among OCED countries

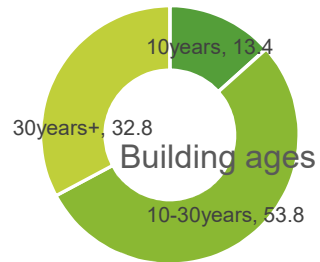
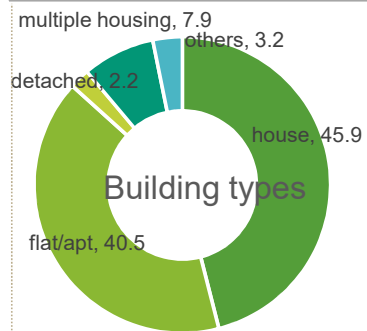
The relative poverty rate of the retiree is 44%

- Housing insecurity of the elderly

Living in old houses (30 years+) is higher than other groups

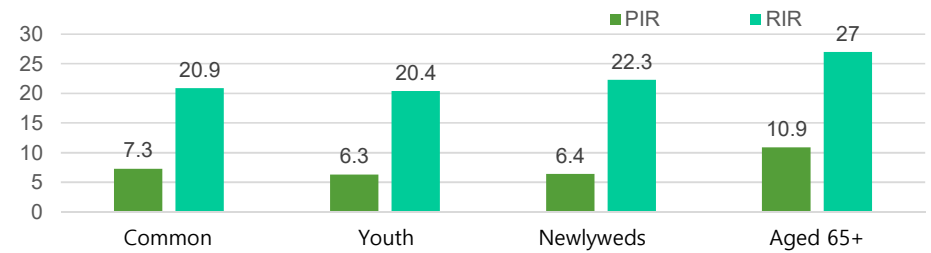
High PIR(10.9) and RIR (27) than common households

Dwelling Condition



(Source : MOLIT. 2021. Survey on residential condition 2020)

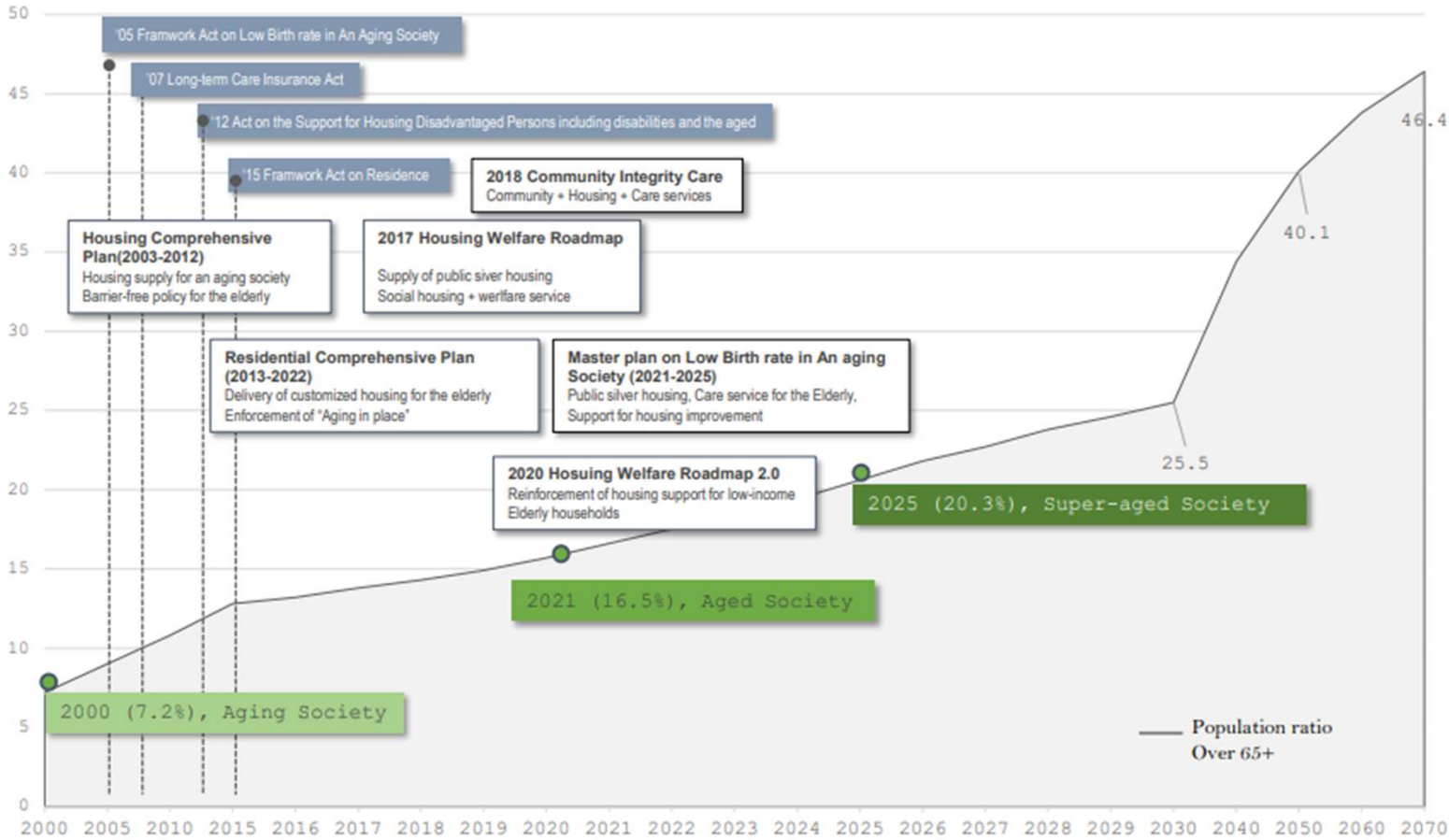
PIR/RIR



(Source : MOLIT. 2021. Survey on residential condition 2020)

Senior housings by public sector

Ageing Society : Housing policy for the elderly

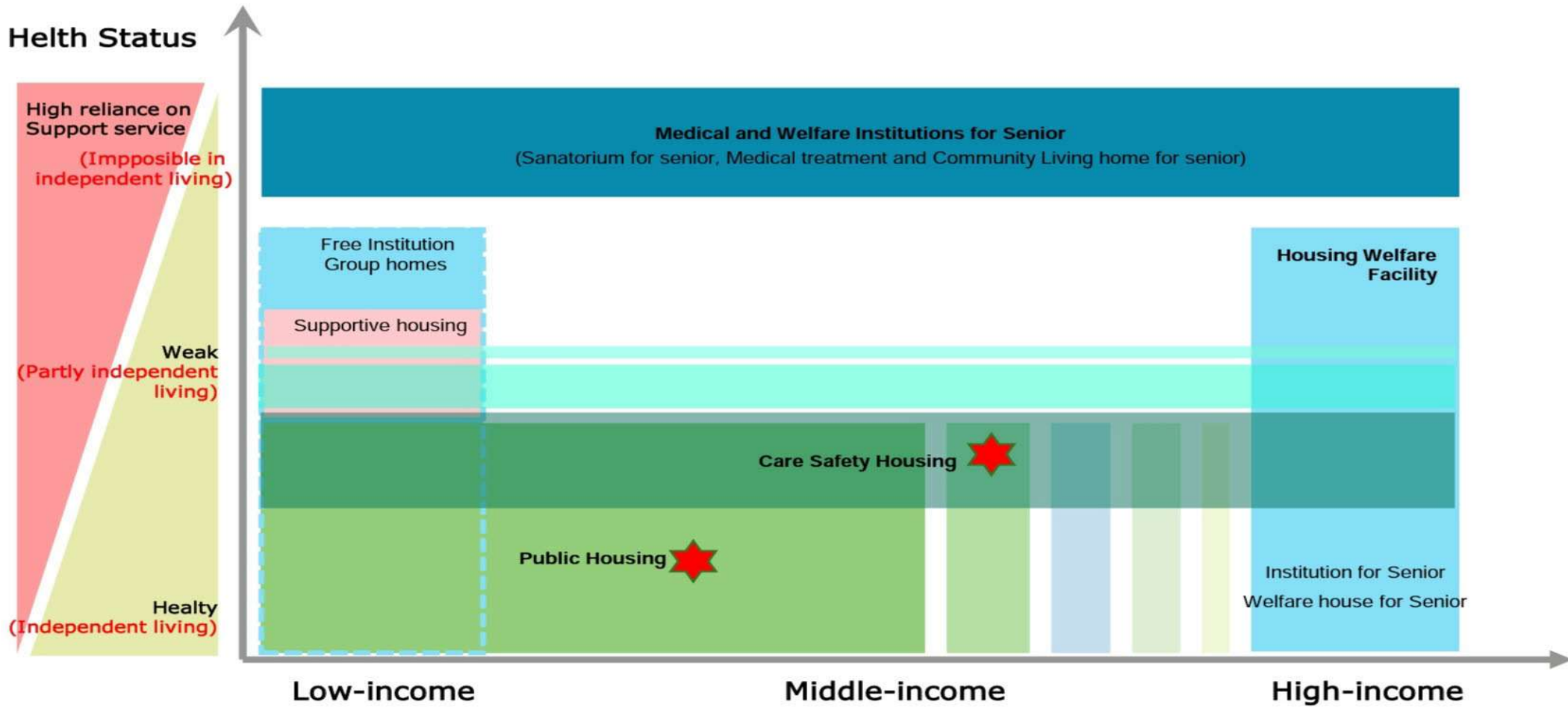


Housing Delivery goal by 2025

- Social housing for the elderly : 80,000
- Public Silver housing : 10,000
- Public remodeling projects : 20,000

***Public Housing
for the Elderly***

Target groups of Senior housing by policy



Senior housings by public sector

PRH for seniors; New dwellings

➤ New dwellings for seniors

Public silver housing, supportive housing, housing for disadvantaged person etc.



PRH for seniors; Hardware Design

Site planning

PRH for elderly is located in the place where easy to access

(gradient of site, arrangement of function, emergency accessibility, sidewalks etc)



(Gapyong, 2010)

PRH for seniors; Hardware Design

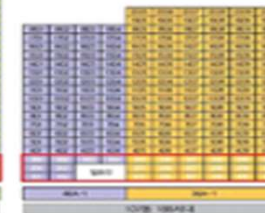
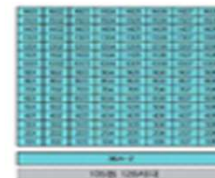
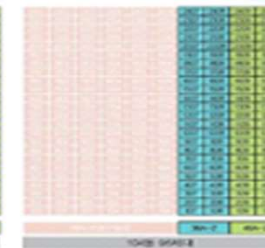
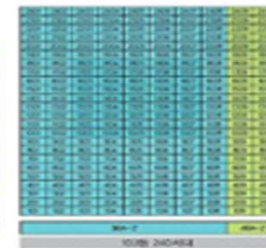
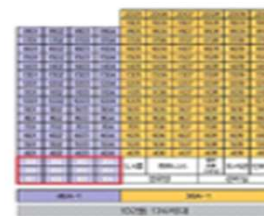
Site planning

PRH for elderly is located in the place where easy to access

(concentrate-type, distributed-type)



For seniors



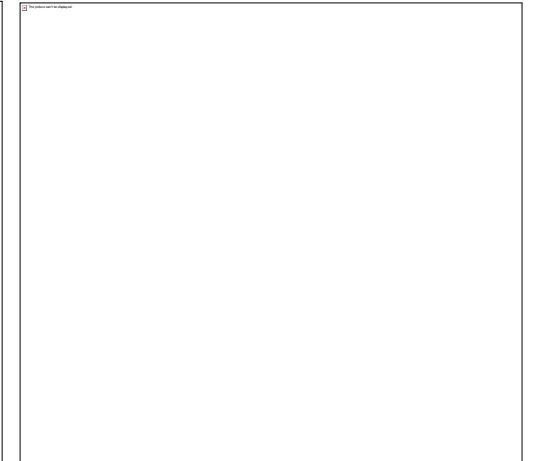
Senior housings by public sector



PRH for seniors; Hardware Design

► Building design

Flat has good accessibility than housing
(slope, entrance, hallway, elevator etc.)









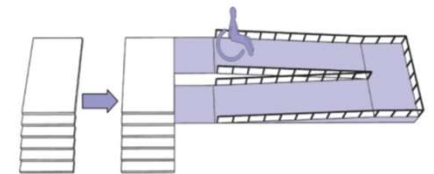




PRH remodeling projects

Technical renovation

Renovate old building facility for the convenience of the elderly residents
(elevator installation, slope constructions)

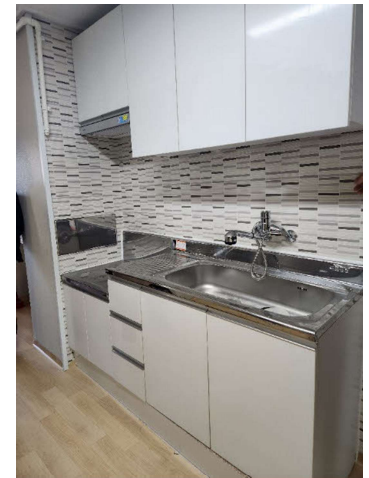
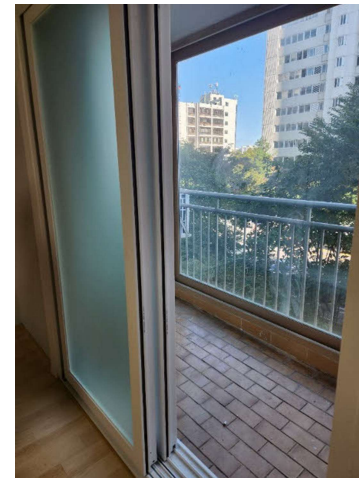
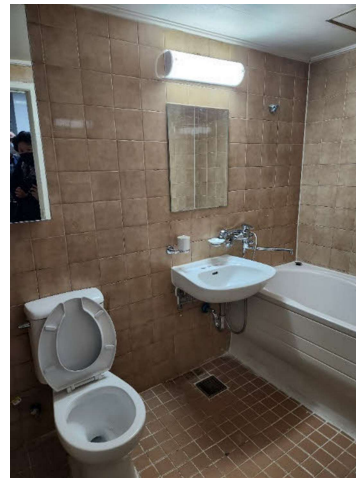
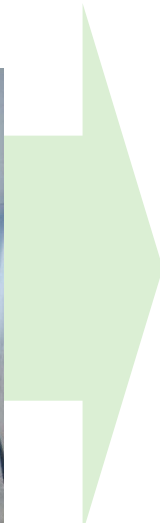
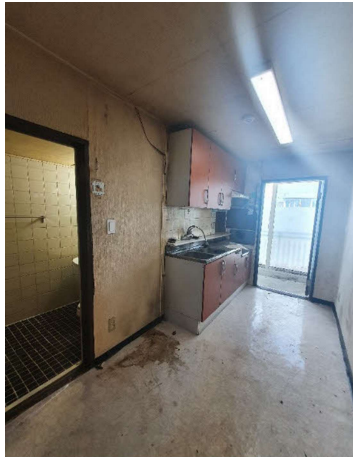




PRH remodeling projects

Unit up-date remodeling

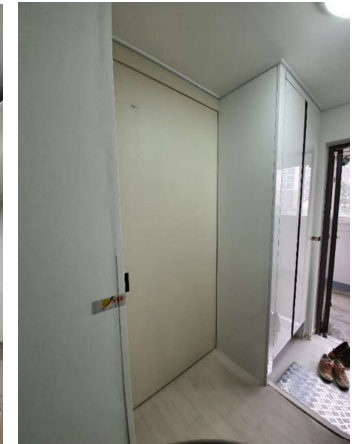
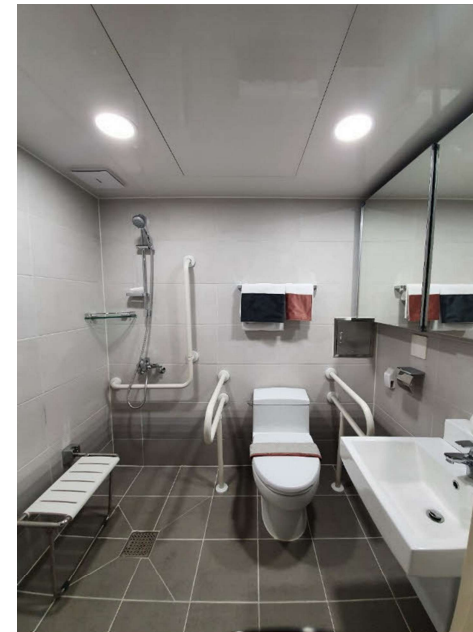
Public provider maintain each unit including partial remodeling on the replacement cycle
(Energy saving facility(window, LED lamp) Toilet expansion, safety facility, emergency sensor etc)



PRH remodeling projects

Unit up-grade remodeling

Since 2020, Green remodeling project has been applied for the elderly and disabled
(Energy saving facility(window, LED lamp) Toilet expansion, safety facility, emergency sensor etc)



PRH remodeling projects

Common Space remodeling

Remodeling project based on residents' opinion

Shelter for seniors, Garden, public space remodeling for community building



Senior housings by public sector

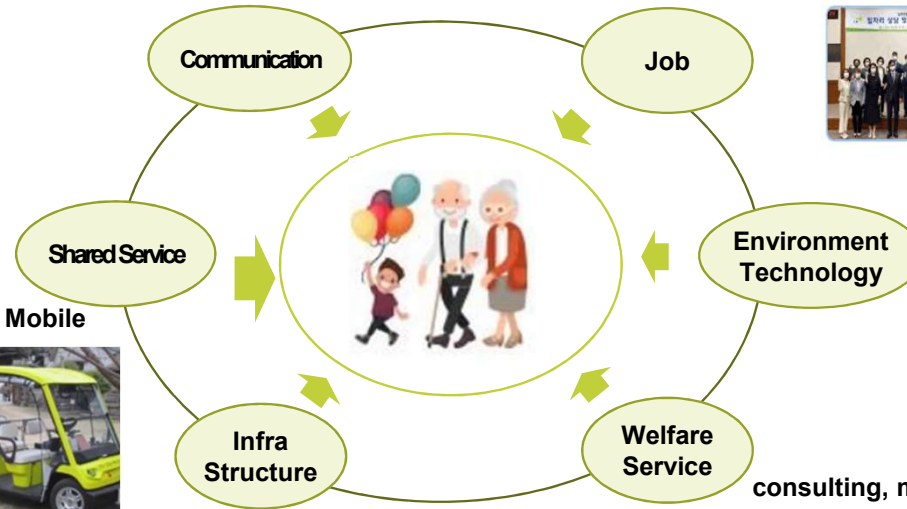
Service linkage; Program

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

On-off line platform, consulting, reception



Job counseling, silver employee, social enterprise



Security CCTV, motion sensor, IoT



Shared Kitchen, Shared Mobile



consulting, menta, psychiatry, health service linkage

Library, commercial store, Care facilities



Senior housings by public sector

Service linkage; program

- PRH + social welfare facility, function, program

Public silver housing

Operated by consigned private sector (Senior welfare center), customized service for the residence



Meal delivery



Hair cut



Disinfection



Picnic



Residence Environment Improvement



Birthday party

Senior housings by public sector

Service linkage; program

- PRH could be a place connecting people and organizations

▶ Care safety housing

Operated by local authority, customized service for the local, halfway house



Thank you