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# The Necessity of Introducing Temporary Population and Policy Measures

Sohyun An

## 1. Background and Significance

■ In the midst of a decline in population, Korea's population policies that focus on the permanent population are limited in their capacity to tackle the issue of depopulation in rural areas.

Overpopulation and depopulation cause a variety of social problems. The goal of population distribution policies to address these problems is to relocate the permanent population across different regions. The collapse of a population size stable enough to maintain a region results in a vicious cycle in which the local economy slows down, settlement conditions get worse, and population outflows accelerate. Korea has been promoting policies related to population distribution at the national level, such as innovative cities and relocation to non-capital regions, while at the local level, support policies, such as migration incentives, have been implemented to maintain and increase the population. While this approach might be effective to some extent when a population is growing, during periods of population decline it amounts to a zero-sum game in which neighboring regions compete for a limited population. Therefore, it is necessary to rethink the approach to maintaining local communities in spite of their declining permanent population during a period of population decline.

## 2. Concept and Current Status of Temporary Population, and Types of Temporary Population Areas

### ■ Concept of temporary population

In an intermediate position between visiting populations, represented by tourists, and a permanent population, represented by registered residents, temporary populations are conceptualized by applying the visiting-temporary-permanent population model. In other words, the term temporary population refers to those who stay for one or more nights in a certain area where they are registered as residents. This concept relies on a time basis of one or more nights. Those interested in the local area and forming a relationship with the local area through a wide range of experiences could be categorized as a locally connected temporary population. This adds the criterion of local connectivity to the aforementioned temporary population.

### ■ How to calculate the size of a temporary population

As this study focused on the temporary population in relation to a crisis in non-capital regions caused by population decline, the size of the temporary population was calculated by using only movements to non-daily living activity areas beyond the administrative area in which individuals conducted their everyday living activities such as residing or commuting to and from work and school. The data used for this analysis included external visitors provided by the KT Corporation (KT)<sup>01</sup> in 249 cities, guns (counties), and gus (districts) across the country, excluding Ulleung-gun, where the way people moved around was different from that in other regions in 2019.

01. KT's external visitor data comprises those who have stayed in one place for more than a certain period (30 minutes) outside the jurisdiction of their local government that corresponds to their daily living activity area. Among the external visitor data, this study categorized external visitors staying only on the same day as the visiting population, external visitors staying for more than one night as the temporary population, and registered residents provided from the Ministry of Security and Public Administration as the permanent population.

In addition, to consider the impact of a temporary population on a local area, it is necessary to reflect *the length of the temporary stay* along with *the number of those staying temporarily*. This is because it is difficult to consider the magnitudes of the direct and indirect effects of a temporary population on a local area without knowing the length of the temporary stay if one person staying in the local area for one day is counted as the same as one staying for one month. Therefore, the length of the temporary stay was applied to the number of external visitors staying for more than one night in a different local area, using the KT data, and divided by 365 to calculate the size of the temporary population in different local areas in 2019.

In addition, the author analyzed the intensity, seasonality, duration, and proportion of the temporary population compared to the permanent population by using spatial and temporal attributes as variables.

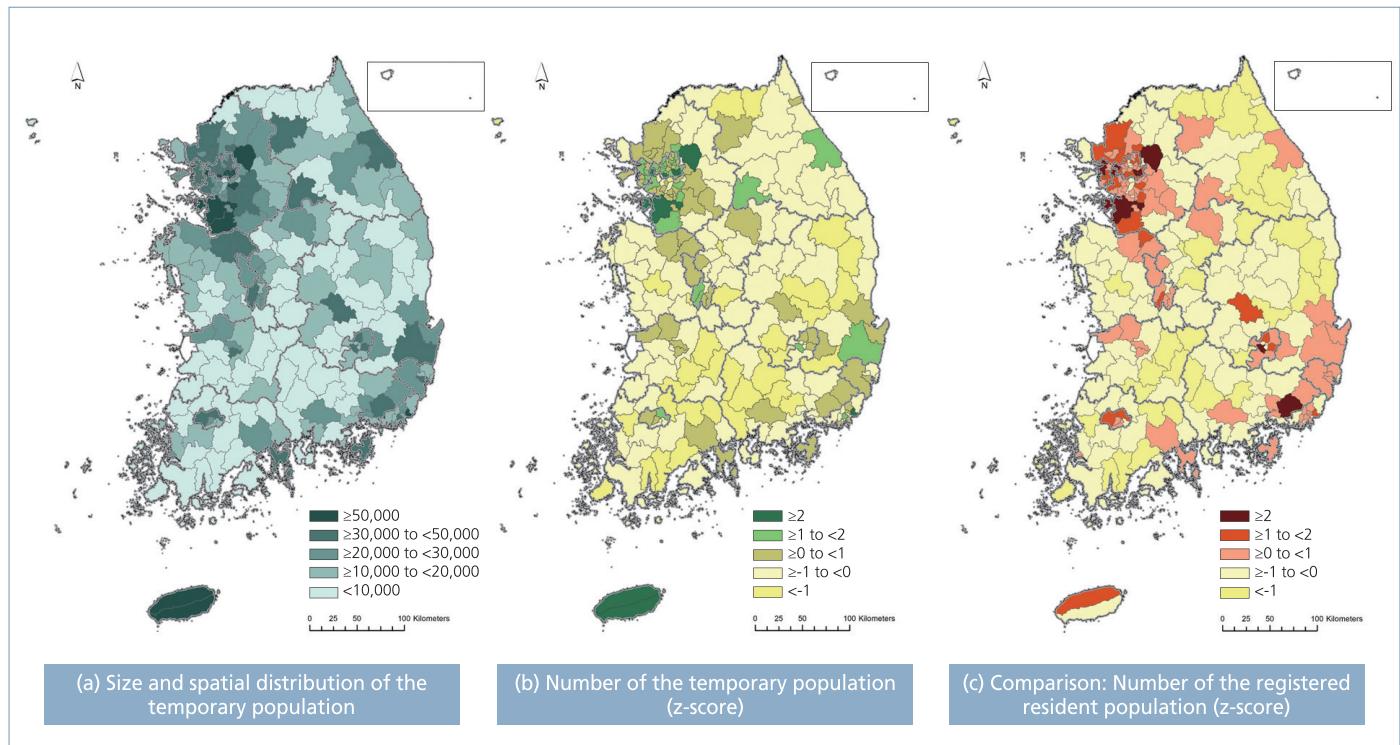
■ **The temporary population, observed to be more concentrated in urban areas with a dense permanent population, in a longer length**

In contrast to the findings from other countries (Finland

and France) that a temporary population produces short-term (seasonal) effects of population distribution and reversed urbanization, this study's analysis showed that the areas with a large permanent population in Korea also had a large temporary population. More specifically, Jeju-si (95,817, or 19.6% of registered resident population in Jeju-si) accounted for the largest average daily temporary population in 2019, followed by Gangnam-gu, Seoul (77,297, or 14.2%), Hwaseong-si, Gyeonggi-do (76,411, or 9.4%), Songpa-gu, Seoul (69,534, or 10.3%), and Seogwipo-si, Jeju-do (69,062, or 38%); except for Jeju-do, the temporary population was concentrated in the areas with a large permanent population in the Seoul Metropolitan Area. **Figure 1**

The length of temporary stay was also found to be longer in urban areas than in rural areas. This means that urban areas have a more competitive edge than rural areas in terms of the factors or temporary stay infrastructure attracting a temporary population. In light of this, it will be necessary to develop the factors or temporary stay infrastructure to attract a temporary population to rural areas. The proportion of the temporary population to the permanent population was higher in rural areas (*guns*) than in urban areas (cities and *gus*), indicating

**Figure 1.** Size and spatial distribution of the temporary population and comparison with the permanent population (registered resident population)



**Source** Prepared by the author using visitor data from KT's mobile communication data and Statistics Korea's registered resident population data

the need to construct a win-win relationship between the temporary population and rural areas, with the temporary population functioning as human resources for rural areas. Finally, seasonality was found to be high in areas with a dense permanent population, especially in coastal areas in Gangwon-do and Chungcheong-do, which are major summer vacation destinations in Korea. [Figure 2](#)

#### ■ Five types of national territory based on the temporal and spatial attributes of the temporary population.

A total of 249 basic local governments nationwide, excluding Ulleung-gun were classified into five types of temporary population areas with K-means clustering analysis, using variables related to the temporal and spatial attributes of the temporary population and variables related to the visiting and permanent population. Specifically, the areas in Korea are classified into the following five types: *hub*, the temporary population of which is larger than that in other areas, with a higher proportion of those staying for more than one night than those not; *seasonal*, in which the proportion and seasonality of the temporary population to the permanent population are the highest; *underpopulated*, in which both

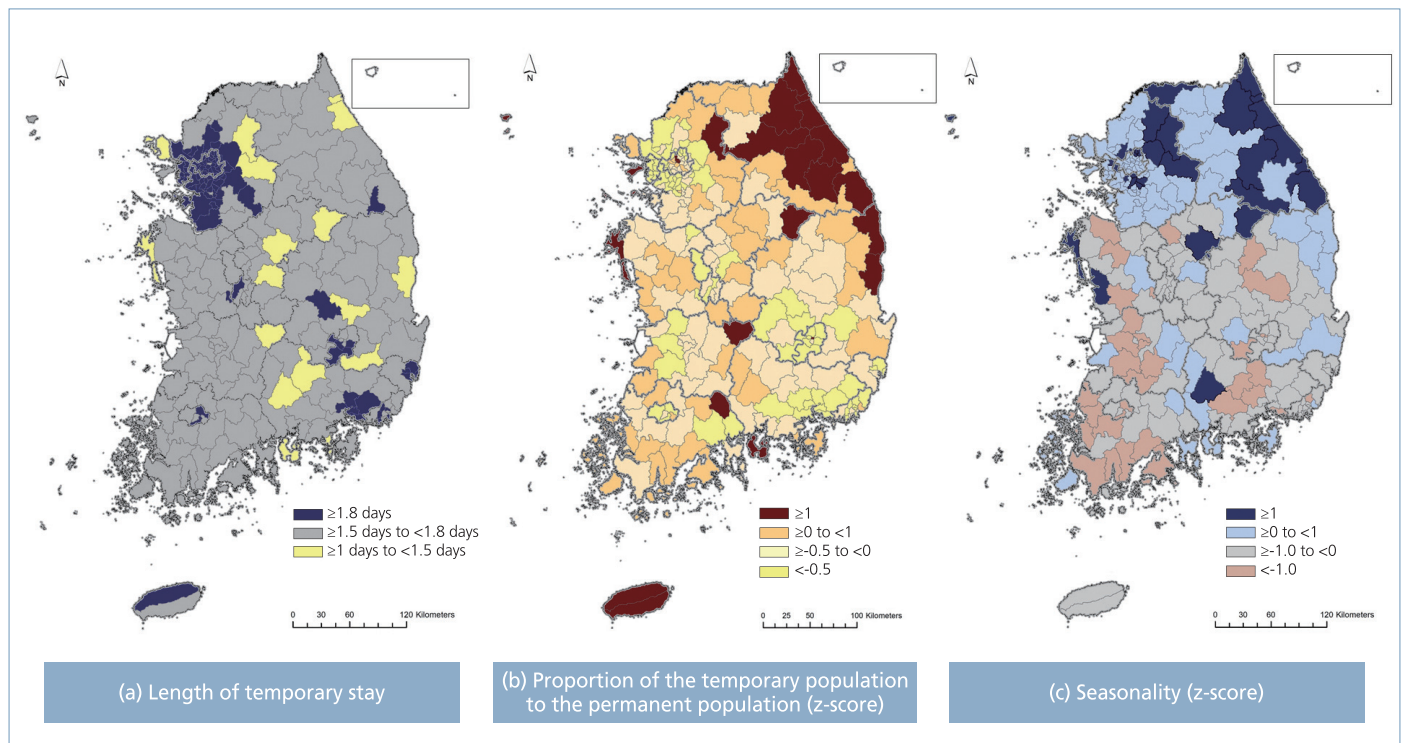
the temporary and permanent populations are small, with a lack of population flows in the area compared to other types of area; *purposeful*, which is characterized by the shortest average same-day visit times, with those who visit the area doing so for a specific purpose and leaving immediately after; and *overpopulated*, in which both the temporary population and permanent population are the largest and with the longest length of temporary stay. [Figure 3](#)

### 3. Interaction between the Temporary Population and Temporary Population Areas

#### ■ Relationship between the temporary population and the local area

Members of the temporary population basically serve as consumers in the local area. In this process, the temporary population may be simply consumers of local amenities or residents with multiple places to live who regard other locations as alternative living locations. Local areas need to use a spatial strategy to connect the place where the temporary population stays with idle resources in towns to encourage the temporary

**Figure 2.** Length of temporary stay of the temporary population by local area, proportion of the temporary population, and seasonality



**Source** Prepared by the author using KT's mobile communication data



population to stay in the villages rather than in commercial tourist destinations or other remote areas, and to consume in a manner similar to the permanent population.

#### ■ Relationship between the locally connected temporary population and the local area

If the temporary population develops into a locally connected temporary population that establishes a relationship with the local area, the locally connected temporary population can become a provider of goods and services needed by the local area. Furthermore, they may develop into local creators and contribute to promoting and spreading the value of the local area. During this process, they can play the role of knowledge capital, spreading knowledge by exchanging information, perspectives, and experiences with the local community, while the local area can expand the diversity of its content, community, and network. This would also offer the local area the potential of unleashing the creativity of the community. To do so, the local area would need to use strategies that help to form a relationship between the temporary population and the local area. Such strategies would involve intermediary organizations, temporary stay programs,

and network planning.

## 4. Government Strategies to Promote Temporary Populations

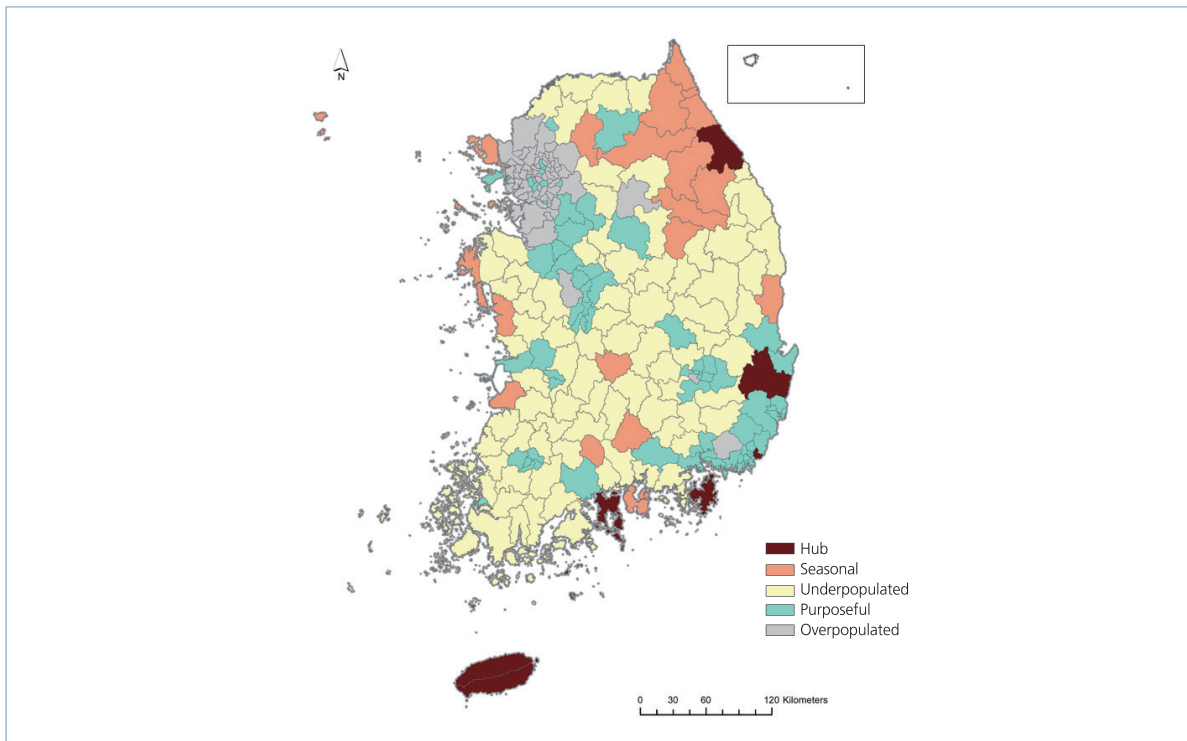
### ■ The central government's directions and strategies for the temporary population development

Central government needs to develop applicable plans and indicators that have temporary populations as the policy target, as it does for visitor populations (tourism development plans) and permanent populations (population policy master plans). In addition, it will be necessary to generate relevant ideas, such as reorganizing the system in applicable sectors such as work and education, to ensure that individuals do not feel disadvantaged if they move, even temporarily, to a local area other than that of their main home.

### ■ Pursue harmonious policies between the central and local governments to expand the temporary population

It would be necessary to build an infrastructure for temporary stays that would attract a temporary population

**Figure 3.** Classification results of the types of temporary population areas based on the characteristics of the temporary population



#### Source

Prepared by the author using KT's mobile communication data and registered resident population data.

to a local area by using idle resources, such as empty houses and vacant stores in the old downtown and village center, and underutilized administrative assets, rather than creating a new area such as a tourist complex. Furthermore, if it is difficult to maintain and develop villages to accommodate a temporary population and utilize idle facilities under the various applicable laws, the government may need to designate the villages as a “Temporary Population Promotion District (tentative name)” and apply service-type special provisions to the villages to improve the regeneration and use of those idle resources and underutilized administrative assets. In addition, it will be necessary to provide more temporary stay opportunities (perhaps called “Local Connection Projects”) at the individual and corporate levels, and to build a relationship guide platform using the Seoul offices of metropolitan local governments.

#### ■ Establish strategies to differentiate between types of local area to strengthen the connection between the temporary population and the local area

It will be necessary to apply an area-based management model to encourage temporary populations to stay in villages suffering from population decline or Doughnut Pattern, rather than in commercial tourist destinations, and the town will need to address local problems and connect with the inflow of the temporary population through collaboration with private-sector companies such as start-ups. Furthermore, it will be necessary to accumulate data relating to the temporary population in seasonally concentrated areas and to establish a plan accordingly.

#### ■ Essential to agree on the need for a temporary population inflow

To translate local-oriented trends into vitality for the local community, it is necessary, first and foremost, to agree on the need for a temporary population inflow in the local community, to prepare to receive the temporary population, and to build a social consensus on institutional arrangements.

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# Housing Welfare Strategy, According to Changes in Future Trends and Housing Consciousness

Giljae Lee

## 1. Introduction

The pandemic, climate change, and unstable economic conditions have gradually increased people's feelings of instability. Changing external environment and lifestyles have also gradually shifted people's preferences, relative values, and desired policies for housing. In addition, the cost burden of housing is gradually increasing due to unstable housing prices and the housing rent market. Korea now needs an effective and sustainable housing welfare policy which can absorb risks and shocks from changing future trends and respond to changes in housing in people's lives. However, a social consensus must be established first to increase the acceptance of the housing welfare policy and its application. This study explores future trends and awareness about housing welfare and accordingly suggests an effective and sustainable strategy.

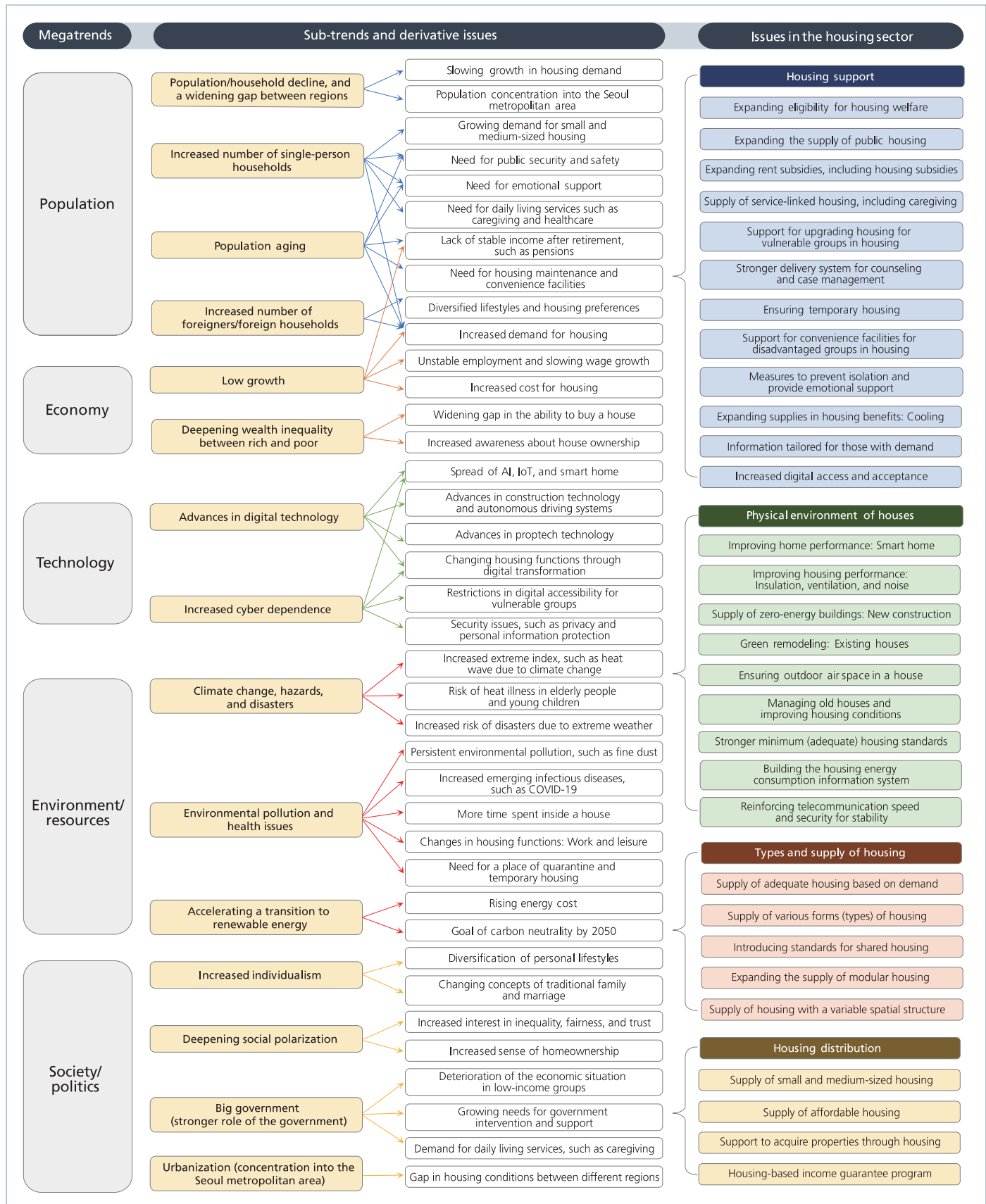
## 2. Changing Future Trends and Housing Issues

This study reviewed Korean and International literature on megatrends<sup>01</sup> published before and after the coronavirus (COVID-19) outbreak to see the impact future trends would have on the housing sector. For systematic analysis, the megatrends were classified based on the Society, Technology, Environment, Population, Politics, Economy, and Resources

(STEPPER) classification method into population, economy, technology, environment/resources, and society/politics. This study found the following results: First, megatrends in the field of population included population/household decline, population aging, the increased number of single-person households, and the increased number of foreigners/foreign households. Second, megatrends in the field of economy included low growth and deepening wealth inequality, which are expected to accelerate further in the aftermath of COVID-19. Third, megatrends in the field of technology included stronger connectivity and deepening cyber dependence due to digital technology. In particular, this phenomenon is expected to accelerate further as technology re-establishes its role from an assistive tool to a necessity for survival after the outbreak of COVID-19. Fourth, megatrends in the field of environment/resources included climate change, environmental pollution, worsening public health problems (new infectious diseases), and shortage of resources. Responses to infectious diseases and disasters are expected to become routine after COVID-19. Fifth, megatrends in the field of society/politics included stronger individualism, social polarization, an intervention and stronger role of the government, and urbanization. Due to the non-face-to-face culture in the wake of COVID-19, individualism and digital-centered lifestyle are expected to expand with a deepening conflict of values between individuals and communities. [Figure 1](#)

01. The term comes from Futurist J. Naisbitt's book *Megatrends*. It means "a huge emerging trend in modern society" and is defined as "a huge flow or trend of the times".

**Figure 1.** Megatrends and housing issues



**Note** Megatrends are compiled and presented from the literature review of World Economic Forum (2018), National Intelligence Council (NIC) (2021), European Strategy and Policy Analysis System (ESPAS) (2019), Politico (2020), Choi et al. (2019), Lee et al. (2018), Lee et al. (2018), Lee et al. (2020), and Choi et al. (2020).

**Source** Lee et al. (2021, p.91)



Next, major issues in the housing sector were derived from megatrends through the Focus Group Interview (FGI) conducted with experts in different fields. The analysis showed that megatrends in the field of population are expected to have the largest impact on the housing sector, and it has a close correlation with other fields such as economy, technology, environment/resources, and society/politics. First, a decline in population may have an effect on housing demand, and this effect can vary greatly depending on the region. Problems associated with population aging, such as poverty, poor health, and safety accidents among elderly people, may emerge in connection with housing issues, including housing subsidies, caregiving and daily living support services linked to housing, and convenience facilities. The increased number of single-person households may manifest itself as changing preferences and demand for small and medium-sized housing or shared housing, and safety, security, and emotional isolation among single-person households may develop into issues. Second, in the economic field, low growth and wealth inequality may coincide with rising housing prices and rents, which in turn result in issues in the housing sector, including an increasing cost burden of housing for low-income families and widening inequality in housing assets. Third, in the field of technology, a variety of activities, including working from home and remote learning are being conducted at home due to the pandemic, and many different technologies can be utilized to meet such demand. Meanwhile, issues in the field of technology may include poorer access among low-income and elderly people in digital society, standardized criteria for devices and services, and personal information security issues. Fourth, in the field of environment/resources, extreme weather conditions, including heat waves and cold waves due to climate change, the increased risk of hazards and disasters, and environmental pollution, including particulate matter, can develop into issues related to housing. Hazards and disasters, including flooding and collapsing houses, may threaten the safety of residents, and extreme heat has a harmful effect on the health of residents if indoor temperature is not maintained at a proper level. In particular, as the COVID-19 pandemic forces people to spend more time at home, living in unsanitary or small places may result in respiratory diseases due to poor indoor air quality and mental health issues caused by a lack of privacy. It can develop in issues related to the physical environment of houses, such as the area and internal space, insulation, heating and cooling, ventilation, structural safety, and location of the houses. In addition, increased energy costs resulting from the transition

towards renewable energy and a lack of resources may lead to a greater burden in housing and living expenses due to increased utility bills. Fifth, in the field of society/politics, major issues related to housing include difficulties in family-based welfare and care due to the weakening concept of traditional family and problems with the types of housing to keep up with the diversification of household types and lifestyles. Furthermore, housing problems caused by young people flowing into the Seoul metropolitan area, empty houses due to a declining rural population, and a proper supply of infrastructure may also become issues with regards to population concentration in the Seoul metropolitan area and a declining rural population.

### 3. Results of the Survey on Public Housing Awareness

A survey on housing awareness was conducted with 1,200 adults aged 19 and above in 2021. The survey showed that there is great anxiety regarding issues related to aging, employment issues and housing issues; and the three biggest concerns for future social changes among the respondents were life after retirement and physical and mental health, followed by employment and housing. When asked about important values on housing choice, the respondents considered safety (4.25 points), health (4.24 points), and stability (4.17 points) to be the most important for the present; and health (4.33 points), safety (4.32 points), and comfort (4.31 points) to be the most important for the future (10 years from now), indicating that health and safety are the most important values to consider when choosing a house. Furthermore, values of comfort (4.08 → 4.31 points), community (3.43 → 3.59 points), and convenience (4.13 → 4.26 points) were higher for the future than the present. The most important housing functions (first and second most important) for the present outside a place to live with family and relax included “a place with multiple functions such as living and working” (60.8%) and “a place to consume services provided nearby such as education and culture” (36.6%), and those in the future included “a place with multiple functions such as living and working” (55.8%) and “an eco-friendly place in harmony with the natural environment” (41.0%). In other words, the COVID-19 pandemic and advances in digital technology highlight the importance of complex functions, such as work and leisure other than rest, in housing. [Figure 2](#)

While many of the respondents were aware that it is necessary to own a house, the majority of them said that it would be increasingly difficult to buy a house in the future, and a very high percentage of them thought that they would be unable to afford to buy a house. In addition, about half of the respondents said that the level of housing welfare in Korea was modest, and the majority of them were in favor of expanding housing welfare policies. Considering such awareness about housing, housing welfare is expected to become even more important in the future for improving people's housing stability and level, and it calls for policy attention to address a variety of instability factors caused by changing future trends.

#### 4. Housing Welfare Strategy to Respond to Future Trends

Future changes, including population aging, the increased number of single-person households, inequality, and climate change, may increase the risk of poverty, disease, and loneliness for individuals. In the face of these changes, it is important to ensure “adequate housing for all” based on the right to housing without deteriorating the quality of life. Furthermore, considering the values that people are aware as important in housing, it is important to ensure health, safety and comfort

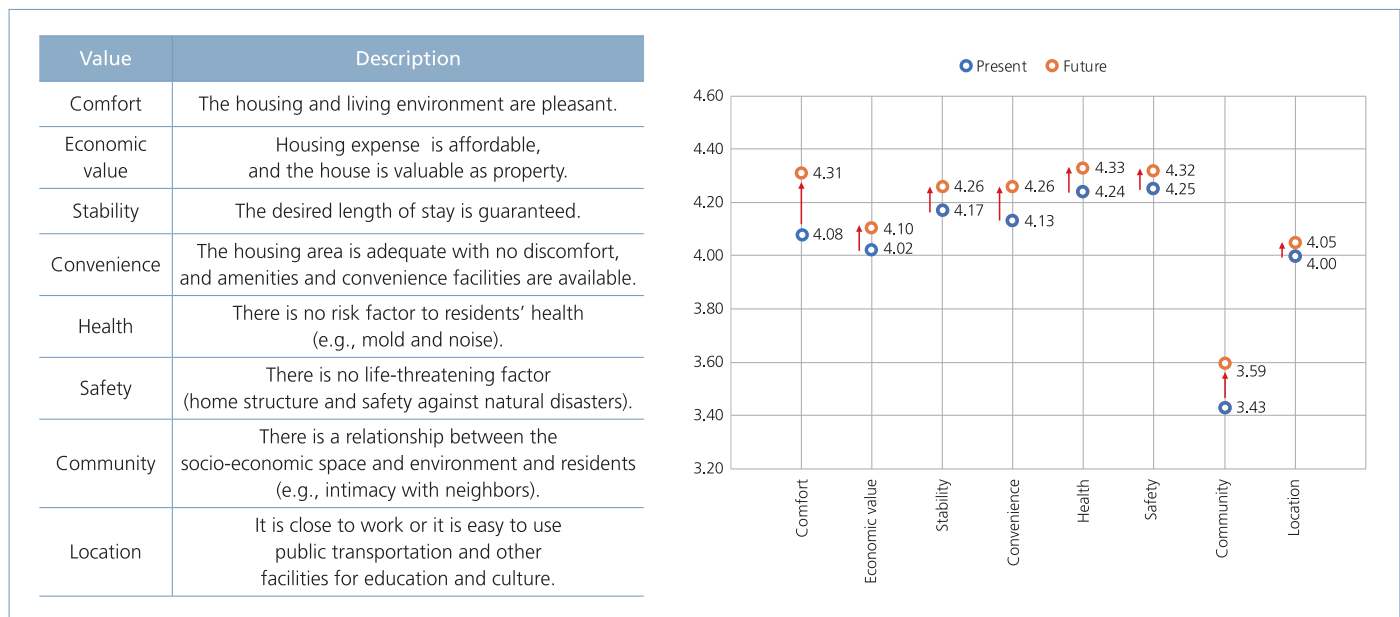
in housing. To do so, housing welfare for low-income groups must be strengthened, such as supplying public housing, expanding housing subsidies, and providing care and living support services in connection with housing. In addition, to improve equality between different generations and regions, policies should take young people and rural areas into account, so they do not feel alienated or marginalized. [Figure 3](#)

Next, it is necessary to ensure the health and comfort of residents by supplying new buildings with minimal and smart housing energy and improving the existing buildings, and to contribute to achieving the goal of carbon neutrality by 2050. Finally, the locations, types, and services of housing must be diversified to satisfy different values in housing depending on the individual income level, life stage, and lifestyle, while supplying affordable housing to help people acquire and use housing properties. With this strategy, housing welfare in the future must achieve the policy goals of stabilizing housing and improving the level of housing for people, and establish itself as a social safety net to effectively tackle growing instability factors due to future population and social changes.

**Giljae Lee**

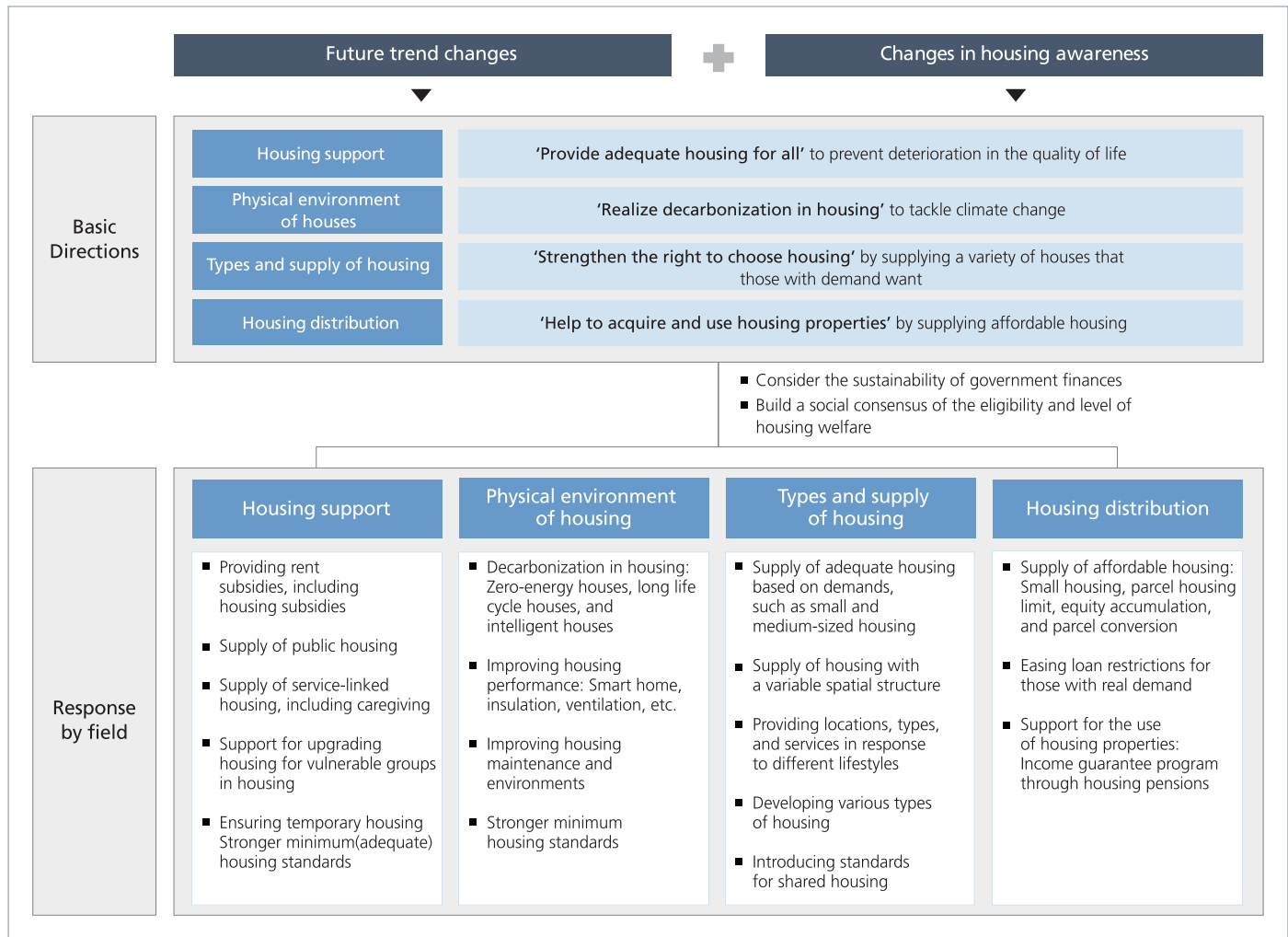
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**Figure 2. Importance of values in housing (first and second most important): Present and future**



**Note** The respondents were asked about the importance of values in housing for the present and future on a 5-point scale and instructed to respond with 1 point being “not important at all” and 5 points being “very important” (1: Not important at all; 2: Not very important; 3: Modest; 4: Important; and 5: Very important).

**Source** Lee et al. (2021, p. 122)

**Figure 3.** Basic directions in a strategy to respond to changing future trends and housing awareness

Source Lee et al. (2021, p.190)

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# Reestablishing the Housing Policy Paradigm towards 2040 in the Context of Societal and Demographic Changes

**Jaechoon Lee**

## 1. The Transition in the Housing Policy Paradigm and Social Change

### ■ The History of Housing Policy and the Paradigm Shift

The housing policy of South Korea has been continuously changing because of factors such as the increase in the population and the number of households, economic development, and political changes. The housing policy paradigm has changed in a dynamic manner, from the period when the massive supply of housing was the dominant policy, to the period when the improvement of the housing quality was emphasized upon, and eventually to the period when the policy of housing welfare reinforcement was primarily focused on.

During the post-war temporary housing restoration period (until the early 1960s), the construction of relief housing based on foreign aid was emphasized and afterward, a support system involving long-term loans was introduced. During the period when the foundation for the housing supply policy was created (until the late 1980s), the housing supply was expanded to solve the problem of housing shortage. Moreover, the legislation and administrative organizations on housing were organized. During the period when the government made a massive supply (until the late 1990s), the central government led and promoted a housing policy that was centered on supply, and reduced the housing shortage to a considerable extent. During the period that focused on improving the housing quality (until the mid-2010s), the minimum standards for housing were announced in the Housing Act, and the legal basis was prepared for the transition from quantitative expansion toward the improvement of the qualitative standards, from supply of housing toward housing welfare, and from construction toward administration.

In present times when the low birth rate is being addressed and the housing welfare is being strengthened, the policy objective of enhancing housing welfare has emerged, and as the focus shifted from quantitative to qualitative goals such as customized housing support for consumers, improved housing

rights, and higher housing standards; the paradigm for housing policy has shifted from the physical expansion of housing supply into the improvement of housing welfare. In accordance with these trends, and with the enactment of the Framework Act on Residence, as well as the establishment of the Housing Welfare Roadmap, a comprehensive housing welfare policy has begun to be administered. The most significant factor influencing such a change in the paradigm of housing policy is changes in social factors such as the change in population.

### ■ The Factors Influencing the Paradigm Shift

The primary factors that influence the change in the paradigm of housing policy are the change in population and household structure, economic situation, and the supply and demand of housing. The population increased until the end of the 20<sup>th</sup> century, however, with the sharp decrease in the birth rates in the 21<sup>st</sup> century the rate of population growth dramatically declined and since the end of 2020, South Korea have been faced with a staggering change as the population statistics of resident registration indicate a decline for the first time. Economic growth has also rapidly declined, and because of external factors, such as COVID-19, the downturn in the rate of economic growth has been maintained. After the housing supply rate exceeded 100% in 2008, it increased to 104.8% in 2019, and is predicted to increase to 115% in 2030, and 140% in 2050. Accordingly, there is a widespread perception that implementing a supply-oriented policy is not advisable.

## 2. The Factors Influencing the Shift in the Housing Policy Paradigm

### ■ Prospects for Changes in the Household Structure

The prospects for changes in the population and household structure have a significant influence on the paradigm change in the housing policy. Although the present housing policy has

been administered with consideration of the past economic growth and population growth trends, the future housing policy should respond to the changes in population and households. In particular, it is predicted that there will be an increase in the number of single-person and older people households, and this is expected to serve as an important influencing factor for the housing policy. It is predicted that the percentage of single-person households will increase to 36.4% and the number of older people households will increase 2.5 times by the year 2040. Considering such changes, it is expected that different types of needs and demands will arise, unlike the traditional household demands regarding housing and housing welfare, and therefore, a new housing policy including these considerations is required. Single-person households have a high rate of residing in small-sized and ultra-small sized houses, and older people are directly related to the demand for residences other than housing units such as welfare facilities for the older people, and therefore it is expected that the rate and the number of people residing in these types of residences will continuously increase. [Figure 1](#)

#### ■ Increase in Regional Differences in Population, Housing, and Residential Characteristics

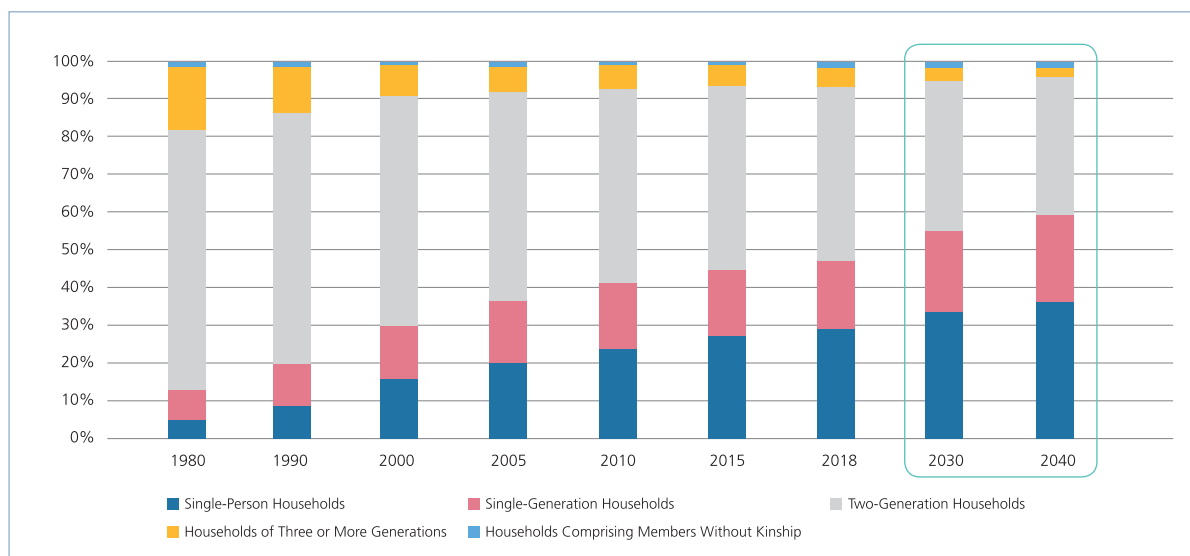
The change in population and housing differs regionally, and it is expected that the regional demands for housing and services will gradually change. As of 2040, the number of single-person and older people households will differ regionally. Although the increase in the single-person households is a common phenomenon in all regions, a noticeable difference in

the housing demand will arise depending on the composition of age groups in the population of each region. In addition, there are many predictions that the demand for ultra-small housing will increase; however, there is a lack of empirical analyses on this issue. Therefore, this study analyzed and predicted the demand for ultra-small housing in Seoul and the South Jeolla region. Consequently, it is predicted that, although there would be an increase in the number of single-person households in both regions, the number of single-person households would decrease for youth but increase for the older people in Seoul. Contrarily, in the South Jeolla region, an increase in the middle-aged single-person households is expected. Therefore, housing supply considering the household structure in each region appears necessary. This would have an influence on the supply of housing, housing welfare and services, and policy decisions. [Figure 2](#) [Figure 3](#)

#### ■ Changes in Social Environment and Conditions

A shift in the housing policy which considers the changes in the population and household structure as well as the changes in social environment and conditions is necessary. Responding to the dilapidated and uninhabited houses is a significant task for the South Korean housing policy, and a shift is expected from a policy centered on construction toward a policy focusing on maintenance and management. Regarding uninhabited houses, the percentage has already exceeded the estimate for 2040, which was made in 2016, and therefore addressing the issue of uninhabited houses is urgent under current circumstances. Furthermore, it is expected that specific factors such as the development of housing-related technologies, environmental regulations, and the resolution of

**Figure 1. Classification of Changes (Percentage) in the Housing Structure by Generation**



**Source** Modified based on Population and Housing Census by National Statistics Office (1980-2018) and National Statistics Office (2019, p.35-36)



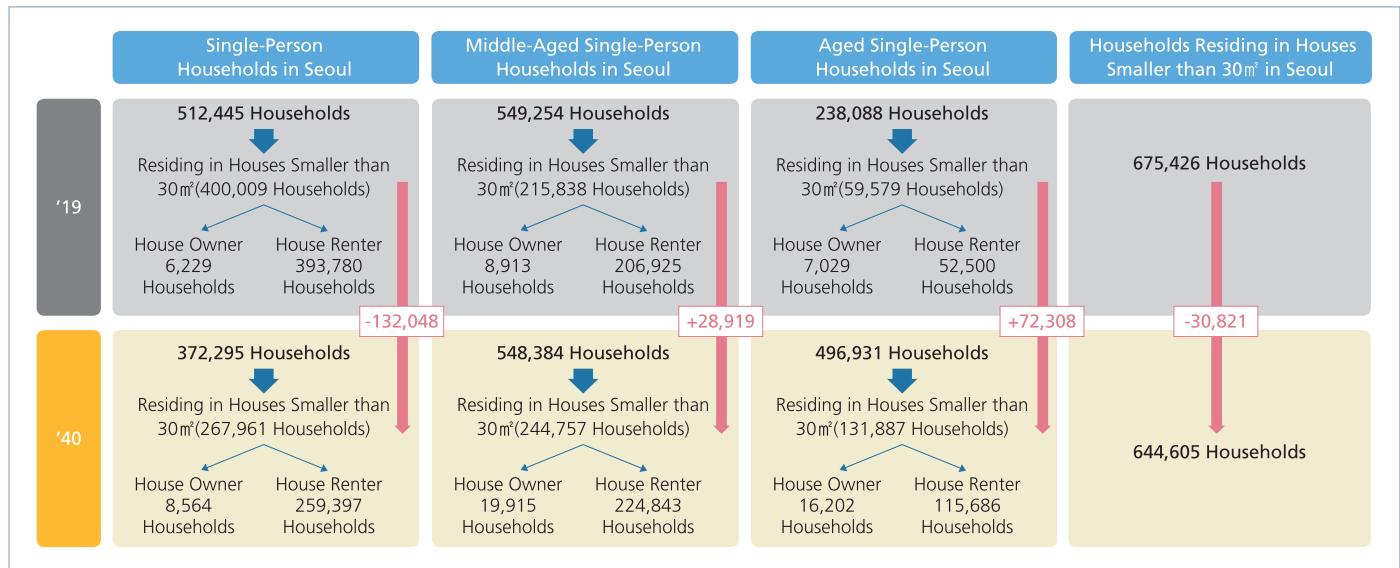
energy problems will influence the housing policy. In addition, a change in the demand for housing policy is expected according to the rapid increase in the number of foreigners, class discrimination, and social diversification.

### 3. 2040 Housing Policy Paradigm

#### ■ 2040 Housing Policy Paradigm = "Local Based Housing Service"

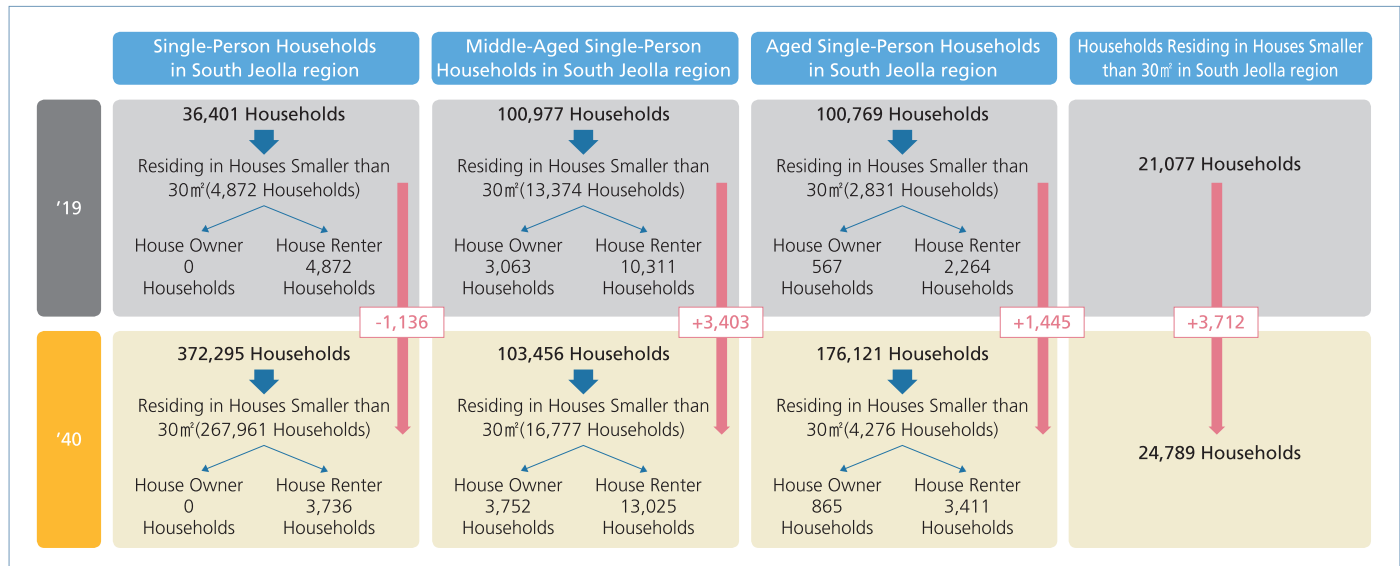
Based on the changes in population and households as well as social changes, 2040 housing policy paradigm is stipulated as the "community-based housing service." This is because it is necessary to respond to the changes resulting from the rapid increase in the single-person and older people households and to shift from the family-based housing welfare to the housing welfare based on the state or social system. Under the existing centralized housing policy, dealing with various changes is difficult, and therefore, it is necessary to shift to a policy that is led by local governments utilizing

**Figure 2.** Prospects for change in demand for housing smaller than 30m<sup>2</sup> in Seoul in 2040



Source: Lea et al. (2020, p.91)

**Figure 3.** Prospects for change in demand for housing smaller than 30m<sup>2</sup> in South Jeolla Region in 2040



Source: Lee et al. (2020, p.95)

civil organizations in the region. Although stable supply of housing is important, maintenance and management of the dilapidated and uninhabited houses which are geometrically increasing in number is also necessary. In addition, new types of housing services such as supportive and shared housing are also emerging, although they are in the experimental stage. Therefore, it is necessary to use the concept of comprehensive “housing service” that combines housing welfare and support. However, types of housing are changing because of unpredictable events such as the COVID-19 pandemic, and there is a possibility of change in housing needs and demands for housing services. Therefore, it is necessary to establish a flexible housing policy. [Figure 4](#)

#### 4. Policy Suggestions for the Realization of the Housing Policy Paradigm

##### ■ Establishment of local housing policies for separation of roles of the central and local governments considering regional characteristics

For the realization of the housing policy paradigm, this

study suggests that various measures are necessary including housing supply which prioritizes single-person households, and expanding qualifications for public rental housing, as well as responding to new types of housing demands such as older people households and other diverse household compositions. In addition, it is required to adopt measures that are flexible in responding to the changes in the population structure, distinguish and separate the roles by the central and local governments by considering regional characteristics, and establish regional housing policies. Thus, it is necessary to construct systems and institutions that understand regional housing demands and preferences, the capacity of service supply, the changes in the population and household structures, and also promote the establishment of housing policies by local governments, while strengthening the maintenance and management of existing houses.

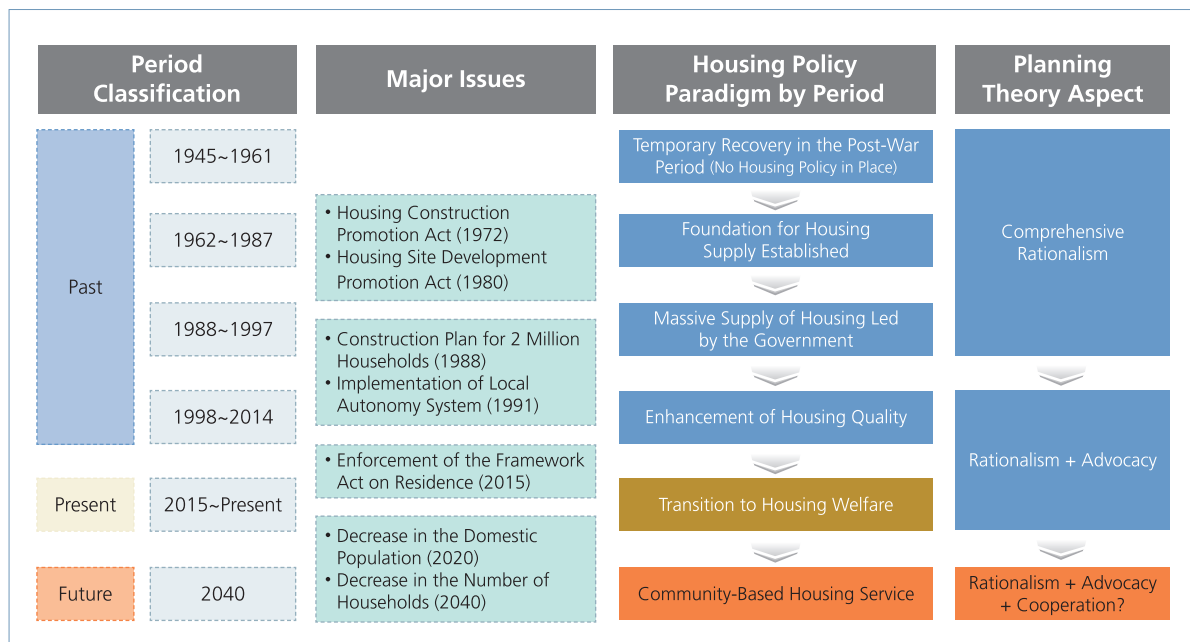
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**Figure 4.** Establishment of the Housing Policy Paradigm for 2040



**Source**

Lee et al. (2020, p.169)

#### References

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