Gender Analysis of Urban Public Rental Housing Guidelines in Korea

Sun-Young Rieh
University of Seoul
Background

• Ageing and urbanization as global trends

• Female population is more than male in Korea as of 2015

• Life span of female is much longer than male (6 year longer than male)

• Female earns much less than male (65% of male)

• Majority of female has part-time job (45% of female earns 2/3 of average wage)

• Female owns less car and depends on public transportation

• Dominant dwelling location of female single household is different from male single household
Why Gender Innovation in Public Housing?

Distribution of single household in Seoul

Supply and quality of affordable housing is critical for female
• Poverty of single female households is the result of unstable social position of female.
• Checking the standard of public housing in terms of gender is critical for upgrading general condition of well being.

- Poverty rate of house holder
  female 21% : male 7%
- **Poverty rate of senior**
  female 45.9%: male 40.1%

OECD countries poverty rate of female above 65 years old
Objectives of the Research

• To provide appropriate physical setting for everyday life for female:
  They are the source of their families, communities and economies in supportive living environment.

• To upgrade general condition of well being:
  Poor housing condition affects more for female and standard for public housing is more critical for female as they are tentative majority of the residents.
Hypothesis for research

- Differentiated women’s need for environment is hardly embedded in the public housing guideline in Korea.
- Rethinking standard and reference model through the guideline for public housing can reveal the distorted perception of the gender.
Methods

*Londa Schiebinger, Triple Helix 2014 1:9

Gendered innovations: harnessing the creative power of sex and gender analysis to discover new ideas and develop new technologies

- Analyzing factors intersecting with sex and gender
- Rethinking Standards and Reference Models
- Rethinking Language and Visual Representations

Vitruvian Man, Leonardo Da Vinch

The Modulor, Le Corbusier
Frames of Analysis

* Rieh, Son, Chang, Gender Analysis of 2030 Seoul Plan, 2013

- Everyday Safety
- Accessible Community Service
- Coordination With Lifestyle
- Support for Family Care
- Integrated Community Service
Urban Public Rental Housing Guidelines in Korea

- SH (Seoul Housing Corporation)
  - City of Seoul Green design public housing design guideline

- LH (Korea Land & Housing Corporation)
  - LH Public housing design guideline (building)
  - LH housing district design guideline

- SH guideline for outdoor design
Challenges
Gender Analysis of Urban public housing

- Is community service accessible from every female resident?
- Is it coordinated for female house holders lifestyle?
- Is it safe enough for female residents?
- Is it supportive for family care?
- Is community service integrated for everyday use?

- Providing differentiated plan for female considering lifestyle
- Providing natural surveillance for public space
- Providing universal design to support entire life cycle for female
- Providing flexible space to support diverse lifestyle
- Integrated community service accessible for everyday use
Frame of gender analysis

• Perception of gender:
  Stereo typed gender division/ Myth of family

• Safety issue:
  outdoor / indoor

• Integration of community service
1. Perception of gender:

- Stereo typed gender division
- Visual representation is gender biased
- Double income family/ Single female householder is treated as unusual

Woman in temporary casual meal vs. Man in formal meal served by female

Woman wearing apron

- **Gender Innovation**
  - House labor equally represented
  - Gender neutral use of terminology
  - Visual representation needs to be gender neutral
1. Perception of gender:

- Fixed master bedroom zone with designated bath type for couple: No flexibility for single mom or co-housing
- Myth of family and marriage
- Copy of middle class private housing
- Not suitable for single female occupant in low income public housing

- Gender Innovation
  - Providing different plan for single female householder considering life style
  - Providing universal design supporting entire life cycle in affordable housing
  - Providing flexible design for diverse life style

LH Housing Guideline, 2014
• **Provision of alpha room**

Alpha room?  
Undefined extra space usable for multi-purpose room based on household’s lifestyle

Exclusive option for middle class housing unit needs to be generalized for multi-purpose space in affordable housing to meet the need of female (esp. Low income family)
• Flexibility of unit plan

Different lifestyle of female (esp. low income family) needs diverse type of unit plan for part-time job, extra room for baby, room for rent, etc.

Different life-cycle of female’s need can be satisfied with flexible space in terms of aging at home.
• Universal Design for public housing

Entire life-cycle of female requires universal design not only in the public space but also in the housing unit.
2. Safety issue:

- Mandatory introduction of Piloti space
  (Housing guideline, Ministry of Land, Infrastructure and transport)

- Designated location of public restroom (back side)
  (LH Housing guideline, 2014)

  - **Gender Innovation**
    - Conversion into activity area secured by public eye

  - **Gender Innovation**
    - Toilet should be visible and accessible for safety issue

Providing openness with the min. 5 m make the piloti space necessary without any safety regulation.
2. Safety issue:

• Mandatory integration of parking space: Huge parking structure structurally integrated creates serious safety issue.
  * Provision of connection among underground parking

• Gender Innovation
  →Small size grouping
  Introduction of Sunken Garden and/or Skylight
2. Safety issue:

- Designated location of neighborhood commercial building (facing internal road):

  - Gender Innovation
  - street oriented retail should be activated for accessible location (Providing natural surveillance/ CPTED)
3. Integration of community service

- Guideline for scattering community facilities hinders precious family sharing time that enables parents’ monitoring as well as protection for their kids
- Guideline for scattering community facilities hinders efficiency in running errand

• **Gender Innovation**
  - Scattered community facilities need to be integrated for everyday use

---

**Sports**
- teens/adults/seniors

**Rest/Conversation**
- (senior/house wives)

**Play**
- (children)

**Activity node**
Conclusion
Awareness on the Affordable public housing guideline for female households

• Large number of female-headed families are vulnerable in terms of socio-economic status, leading them to live in poor surroundings.
• In terms of housing stability, costs, comfort and environment, unmarried single-person households and female-headed single-parent families are exposed to poor housing condition.
• Economic vulnerability and poor living conditions could cause them to be a victim of criminals and safety criteria in housing design guideline needs to be carefully checked.
• Universal design (Inclusive design) is a key issue for female especially in the aging society where poverty rate of single female senior is increasing.
• Accessibility to community facility is critical for low-income single-female households whose job is insecure and part-time based.
• Flexible unit design helps female household in various stage of their life cycle and style.
Q & A

syrieh@uos.ac.kr