

공동체토지신탁 도입 및 적용 방안

Implications for the Introduction and its Application of
Community Land Trust

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SUMMARY

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The purpose of this study is to examine the possibility of introducing the Community Land Trust (CLT) system considering domestic characteristics and to present concrete operational plan applicable in Korea. We also propose a policy direction for the application and introduction of the Community Land Trust (CLT) in the future and suggest ways to improve the system for the policy implementation.

The main research questions set for the study were the following four.

- ① What are the current issues and conditions requiring the introduction of a community land trust in the Korean policy contexts?
- ② What are the constraints on the introduction and application of community land trusts?
- ③ What is the utilizations strategies linked with the promotion of the urban

regeneration policy of the community land trust?

- ④ What are the national policy directions and institutional improvements to efficiently and effectively implement and implement the Community Land Trust System?
- What are the current issues and conditions requiring the introduction of a community land trust in the Korean policy contexts?

In this study, we examined the applicability of the community land trust by analyzing the domestic legal system conditions in order to collectively understand the domestic conditions. In order to grasp the various field issues, we reviewed five various domestic cases. The introduction conditions and necessity were discussed. As a result of the study, the necessity of differentiation and institutionalization of community land trusts such as trust management, utilization, organization and authority, asset conversion, maintenance, and tasks of land and housing has been derived.

In the case studies, community management of private shared assets, activation of cooperative type housing supply, expansion of portfolio of shared REITs, sustainable operation management of land, buildings and facilities after the completion of urban regeneration project, It is possible to confirm the implications of the introduction of the community land trust on the issues of the site such as trust operation. The need for the introduction of a community land trust through expert FGI has been a major issue in the housing policy sector, which has provided cheaper housing supply and operation, the establishment of a community—shared space management and community activation base, and sustainable land management and response to gentrification. In addition, one of the government 's tasks for the New Korean central government, "Urban Regeneration New Deal for Strengthening Urban Competitiveness and Improving Quality of Life," was developed as a major issue in the introduction of community land trust.

- What are the constraints on the introduction and application of community land trusts?

In this study, the introduction of community land trust and the applicable factors and the constraints on the introduction of the community land trust were examined based on the implications of the incorporation of community trust in the field, the analysis of current policy issues, and the opinions derived from expert FGI. As a result, the supply and management of low – priced housing as a public lease house in the area of connection with the housing policy has emerged as a sector that needs the introduction of the community land trust. In connection with the Urban Regeneration New Deal Policy Project, it was emphasized that the management of the area and the maintenance of the residential area were commissioned after the introduction of the common resources and the possibility of using the idle assets in the grouped portfolio in connection with the empty house and small house maintenance was derived.

In addition, this study suggests the issues related to the maintenance and management of the housing supply sector, mutual cooperation, repurchase, capital procurement, and tax benefits as constraints in the introduction of community land trust (See Chapter 5, Section 1). In this way, the fundamentals for the introduction and settlement of the community land trust system are divided into matters related to the formation of the community land trust assets, matters about the cooperation of the members, operation and maintenance (see Chapter 5, Section 2).

- What is the utilization strategies linked with the promotion of the urban regeneration policy of the community land trust?

In this study, we reviewed the utilization plan in connection with the promotion of urban regeneration policy based on overseas case review, implications derived from case studies in Korea, and opinions derived from expert FGI. As a result of this study, a community land trust with the purpose of supporting urban regeneration management and a community land trust commissioned with the housing management division and the regional management division were categorized as major consideration (see Chapter 5, Section 1). In addition, it proposed a linkage method of community land trust by five types of urban regeneration new deal and a plan to utilize linkage with each asset that can be linked with community land trust (refer to Chapter 5 Section 3).

- What are the national policy directions and institutional improvements to efficiently and effectively implement and implement the Community Land Trust System?

In this study, based on the analysis of cases of foreign policy and expert opinion of FGI, it is classified into five categories as pilot application and proliferation, establishment of institutional infrastructure, strengthening of resident capacity, financial support, and long term (Chapter 5, Section 4). In this study, as a way to improve the system for the introduction of CLT, the 'Community Asset Trust Act' was enacted as a new law separate from the institutional improvement approach that linked the CLT to the existing related laws by integrating CLT as a public benefit trust system approach. In order to promote understanding of the composition of the new legislation, this study suggests the general community, the members of the community asset trust, the establishment and operation of the board of directors, the support for the revitalization of the regional asset trust, as an example of the bill.

It is once again emphasized that the community land trust is a collaborative effort to enhance the stability of housing, to prepare for gentrification, and to pursue sustainability of community-led regional management in conjunction with local regeneration. I hope that the initial steps of introducing and utilizing the community land trust proposed in this study will be able to continue to go out. We expect that public sector, civil society, and community sectors will be able to promote sustainable regional management through community asset capitalization and community – led trust operations in order to spread common values.

Keywords :

Community Land Trust, Gentrification, Neighbourhood Management, Affordable housing