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The Permanent Mission of the Republic of Korea to the United Nations and Other International Organizations in Geneva presents its compliments to the Office of the United Nations High Commissioner for Human Rights (OHCHR) and has the honor to transmit herewith the response of the Government of the Republic of Korea to the Joint Communication from Special Procedures, dated 18 August (AL KOR 4/2022).

The Permanent Mission of the Republic of Korea to the United Nations and Other International Organizations in Geneva avails itself of this opportunity to renew to the Office of the United Nations High Commissioner for Human Rights (OHCHR) the assurances of its highest consideration.

17 October 2022

Enclosed: As stated

Office of the United Nations High Commissioner for Human Rights (OHCHR)



**RESPONSE OF THE GOVERNMENT OF THE REPUBLIC OF KOREA  
TO THE JOINT COMMUNICATION FROM SPECIAL PROCEDURES  
ON THE 3080+ PLAN OF KOREA**

(October 17, 2022)

In response to the Joint Communication from Special Procedures (Ref: AL KOR 4/2022), the Government of the Republic of Korea (hereinafter referred to as “Korean government”) provides the following observations on the 3080+ plan to clarify the alleged facts or concerns presented in the Joint Communication.

**1. Measures Taken by the Korean Government to Guarantee the Right to Adequate Housing and Prevent Homelessness**

The redevelopment plan\* announced on February 4, 2021, by the Korean government to supply 320,000 new housing units in Seoul and 830,000 in the regions outside Seoul (hereinafter referred to as “3080+ plan”) includes relocation plans and support for the affected residents to protect their rights to adequate housing and prevent homelessness.

For the affected tenants, the Korea Land and Housing Corporation (hereinafter referred to as “LH”), the public-sector company in charge of executing redevelopment projects under the 3080+ plan, will provide public rental housing located nearby the redevelopment districts at 60-80% of the market rent rate as interim and alternative housing.

In addition, the tenants will be given the option to move to the new public rental housing to be supplied in the districts after reconstruction. The groups who are most likely to be affected by the redevelopment will be given priority to such housing support.

\* Redevelopment under the 3080+ plan is different from the past redevelopment projects in the “Panjachon (shanty town)” and “Chokbang (single-room occupancy residence)” areas, which often involved forced eviction or demolition.

**2. Social and Human Rights Impact Review of the 3080+ Plan (Including the Suyu 12 District Redevelopment Plan)**

To prevent and address concerns about human rights violations in connection with the 3080+ plan, the Korean government maintains consultations with the affected residents and makes continuous efforts to reflect the results of consultations in its planning, implementation, and improvement of the 3080+ plan.

Since the announcement of the 3080+ plan, the Ministry of Land, Infrastructure, and Transport (hereinafter referred to as “MOLIT”), the Korean ministry that oversees the redevelopment program, has held open information sessions on redevelopment projects in the candidate districts and meetings with relevant stakeholders upon their request to listen to and explore the ways to address their concerns. MOLIT also runs a central support center where the affected residents and public can access information related to the 3080+ plan and make their voices heard regarding the 3080+ plan.

Feedback from these diverse consultation channels is reflected in our review and

improvement of the 3080+ plan. Based on the results of consultations, MOLIT expanded priority housing access for the affected homeowners and revised its support measures for the landlords vulnerable to rental revenue loss caused by the redevelopment.

### **3. Status of the 3080+ Plan in Candidate Districts across the Republic of Korea**

The 3080+ plan is implemented in order by 1) the announcement of the redevelopment candidate sites, 2) consultation with and voting by the residents in the candidate sites on whether to proceed with redevelopment, 3) designation of the candidate sites as the redevelopment districts upon approval by the residents, and 4) approval of the redevelopment projects and initiation of the settlement planning and compensation process for the affected residents.

Currently, MOLIT has designated eight redevelopment districts out of the 76 candidate sites, while the consultation/voting process is underway in the remaining sites. However, while the personal information of residents can be collected by the LH with the consent of the residents when establishing migration measures, MOLIT does not possess the personal information of residents.

### **4. Participation of the Affected Residents in the Design and Implementation of the Urban Redevelopment Projects**

After designating the redevelopment districts, consultations are held through diverse channels in all phases of the redevelopment projects to ensure continued communication and engagement with the affected residents, including the tenants.

- 1) Information sessions: MOLIT and the LH have held two open information sessions in each of the 76 candidate sites to explain the redevelopment plans and hear from the affected residents.



- 2) Meetings with relevant stakeholders: officials of the LH in charge of individual redevelopment projects will meet relevant stakeholders, including the residents or interest groups who may be adversely affected by the projects, upon their request to listen to their concerns and discuss how to address them.



- 3) 3080+ support center: the LH has devoted resources and staff to open and run a 3080+ support center where both the affected residents and general public can provide their opinions or make complaints about the redevelopment projects.

Such consultation channels were installed and operated openly and transparently, in contrast with the alleged concern raised in the Joint Communication that the consultation process was open to only a few of the affected residents agreeing to the 3080+ plan.

## **5. Return of the Affected Residents and Tenants to Their Respective Neighborhoods upon Completion of the Reconstruction**

Aside from a few exceptions\*, the affected residents, both the homeowners and tenants, can return to their respective neighborhoods after the reconstruction.

To give tenants access to rental housing in the affected areas, MOLIT will allow housing builders to raise the floor area ratio in exchange for their allocating 15% of housing units to public housing. If affected tenants wish to return to their current neighborhoods, the LH will give them priority access to the public housing units built in the redevelopment districts.

Affected homeowners will be given the option of either buying a new housing unit in the redevelopment districts after reconstruction or receiving monetary compensation for their properties.

\* Exceptions will apply to those who bought the properties after the government's designation of the redevelopment districts. In this case, the affected property owners will be only eligible for monetary compensation to prevent speculation. Notwithstanding the restriction, the homeowners who came to acquire the properties in unforeseen circumstances, e.g., divorce, inheritance, etc., will be given both options.

## **6. Measures to Protect Social Networks, Small-scale Businesses, Culture and Historical Architecture in the Affected Areas**

The Korean government respects the value of social networks, small-scale businesses, culture, and historical architecture in communities. Therefore, it takes the following measures when the redevelopment plans are made and reviewed.

To protect cultural and historical architecture, MOLIT consults with the Cultural Heritage Administration and other relevant authorities to assess the cultural and historical value of the redevelopment districts and discuss whether to proceed with the redevelopment. The

consultations between MOLIT and relevant authorities are held to introduce and implement necessary protective measures in case the redevelopment plan is carried out.

To ensure that the redevelopment does not erode or damage social networks or economic vitality in the affected communities, mixed-use development, the establishment of business incubators/R&D centers, and the provision of public facilities/amenities for the communities are promoted.

Small business owners will also be surveyed about their preferences. After the reconstruction, they will be offered temporary stores/offices to run their businesses and access to new stores/offices in the redevelopment districts.

**7. Alternative Financial Support Measures for the Landlords Who Are Not Able to Sell Their Properties Due to Restrictions in Place to Avoid Housing Speculation**

In September 2021, MOLIT and the Korea Housing and Urban Guarantee Corporation (HUG) created a loan guarantee program for the 3080+ plan. Under the program, affected homeowners and landlords can receive a loan guarantee of up to 70% from the HUG based on the value of their homes and lands. The government's guarantee will facilitate their access to affordable financing.