

Mandates of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context; the Special Rapporteur on the rights of persons with disabilities; the Independent Expert on the enjoyment of all human rights by older persons and the Special Rapporteur on extreme poverty and human rights

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(Please use this reference in your reply)

18 August 2022

Excellency,

We have the honour to address you in our capacities as Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context; Special Rapporteur on the rights of persons with disabilities; Independent Expert on the enjoyment of all human rights by older persons and Special Rapporteur on extreme poverty and human rights, pursuant to Human Rights Council resolutions 43/14, 44/10, 42/12 and 44/13.

We would like to bring to the attention of your Excellency's Government information we have received concerning **the redevelopment plan 3080+ which is expected to involve the large-scale demolition of houses and the eviction of tenants in multiple districts in Seoul and other suburban areas as part of the Government's broader housing policies aimed at boosting housing supply**. Many of these redevelopment plans appear to be implemented without sufficient consultation or meaningful participation of all affected residents living in these areas, including in the design and implementation of these plans. In addition, the redevelopment projects appear not to include sufficient protection of marginalized community members living in the affected areas, and to ensure inadequate protection of the historic built environment, the culture, and the social networks of affected communities. If these redevelopment plans were to be implemented unchanged, there is the risk that several of the affected persons will be fully displaced with limited opportunities to return to their earlier place of residency.

This communication also follows up on the findings and recommendations contained in the report of the former Special Rapporteur on the right to adequate housing, Ms. Leilani Farha, concerning her visit to the Republic of Korea (A/HRC/40/61/Add.1).

According to the information received:

The Republic of Korea has been facing skyrocketing housing prices, especially around the Seoul Metropolitan area, which has been triggered by low interest rates and a growing desire to live in Seoul. The Seoul Metropolitan area is home to 26 million people, meaning more than half of the entire South Korean population live there, making it the world's fifth-largest metropolitan area. Recently, the sharp rise in housing prices in this area has been further provoked by panicked demand in expectation of an additional increase in prices. The previous Government laid out multiple policies to curb speculation and released urban redevelopment plans to build new housing to bridge the housing gap. However, overshadowing the Government effort, the average price of an apartment in Seoul more than doubled in the past five years to 1.26 billion won in January 2022, making it less affordable than cities like New

York, Tokyo, and Singapore, relative to income.¹ As house hunters who cannot afford an apartment in Seoul turn their eyes to suburban areas, housing prices across the country are also on the rise. In 2021, the average housing prices in the country soared 15 percent, marking the biggest rise since 2002, according to KB Kookmin Bank's annual report.²

The lack of affordable housing in Korea has been a substantial barrier to adequate housing, especially for those in the lowest income groups, which includes young people, older persons, single parents, and persons with disabilities. Adding to the woes of tenants, the property boom also triggered a significant rise in rent, locally called *joensei*, up 9.4 percent nationwide and 11.3 percent in Seoul.³ Recent data indicates signs of cooling in the property boom – a mere 0.25 percent rise in nationwide housing prices in May 2022 – as rising interest rates dampen the demand. However, the accumulated increase in housing prices is still a significant barrier to access to housing, in particular for young generations and marginalized population groups.

Urban renewal plans can potentially boost the number of housing units, but often come along with demolitions and forced evictions. For the last 3 years, 68 percent of apartments were supplied through those reconstruction projects that are usually designed by local governments with the participation of homeowners' associations.⁴ For a neighbourhood to be designated as a reconstruction zone, the consent of at least 75 percent of all homeowners must be secured. These homeowners are guaranteed to receive priority access to housing units after the reconstruction. Tenants, who often make up 70 percent of the residents in the areas concerned, are not adequately consulted by the Government or property owners, and some argue that compensation schemes are insufficient to secure a new rental home in a proximate location. In 2019, the previous Special Rapporteur on the right to adequate housing heard disturbing reports of violence and intimidation of residents at the hands of private developers. Some individuals facing imminent forced eviction said that they had no other choices but to remain in their homes as a form of protest.⁵

Such reconstruction projects usually take place in the poorest parts of the city. For example, numerous redevelopment plans are in the pipeline in the Gangbuk area, the northern part of the capital, and one of the underdeveloped districts in Seoul. The Gangbuk area has been home to underprivileged households with relatively inexpensive housing prices and monthly rents. Reconstruction plans often further marginalize these residents and often force them to relocate to poorer housing.

Policy framework of the 3080+ plan

On 4 February 2021 the Government announced the construction of 320,000 housing units in Seoul and 830,000 units in the regions outside Seoul by 2050, under the redevelopment project called the "3080+ plan". This initiative is aimed at increasing the supply of more affordable housing in the capital area and stabilizing the housing market. The Government pointed out

¹ <https://www.reuters.com/world/asia-pacific/unaffordable-seoul-housing-is-centre-skorea-election-2022-03-01/>

² <https://www.kbfg.com/kbresearch/report/reportView.do?reportId=2000196>

³ <https://www.kbfg.com/kbresearch/report/reportView.do?reportId=2000194>

⁴ http://www.molit.go.kr/USR/NEWS/m_71/dtl.jsp?lcmspage=1&id=95085147

⁵ See the report of Ms. Leilani Farha on her visit to the Republic of Korea, [A/HRC/40/61/Add.1](#)

deteriorating residential conditions in multiple areas in Seoul owing to the conflicting interests between residents and landlords, saying the Government's intervention is needed to streamline the process.⁶

According to the plan, once two-thirds of the landlords – lower than the 75 percent threshold that is required for private redevelopment projects – agree with the redevelopment, the Government can start demolition. The two-thirds threshold means this project may forcibly expropriate the private properties and homes of the one-third of the landlords who want to keep their properties in place, under the pretext of public service. Furthermore, the plan did not mention how the rights of tenants who have lived in the districts, including the right to adequate and affordable housing would be secured. Thus, usually tenants living in the affected area and who are not homeowners have no right to vote for or against a redevelopment project.

The Government vowed to move ahead with the confirmation of housing development sites as well as development plans this year to meet the mid-term supply target of 2.05 million units. The Korea Land and Housing Corporation (LH) – the Government agency in charge of building new towns and housing – oversees the construction project.

On 31 March 2021, the Ministry of Land, Infrastructure and Transport announced that 21 districts in Geumcheon-gu, Dobong-gu, Yeongdeungpo-gu, and Eunpyeong-gu were chosen as candidate areas for the 3080+ plan, stating the decision was made through discussions with regional governments.⁷

On 14 April 2021, the Ministry stated 13 additional districts, including 11 districts in the Gangbuk area, were chosen as candidates for the construction plan. According to the Ministry, living standards in these areas have lagged behind neighbouring areas because they lack incentives to attract private constructors.⁸

In order to provide a legal basis for the 3080+ plan, the Government amended the Public Housing Special Law on 21 September 2021.

As of December 2021, the Ministry has announced 157 candidate districts where 160,000 housing units shall be built. Among them, 7 neighbourhoods confirmed their participation in the plan as an agreement of more than two-thirds of the homeowners was ensured.⁹ The actual construction, however, has not started in any of the seven districts as of July 2022.

The Ministry stated the Government's initiative has multiple advantages: 1) The project will be implemented at an unprecedentedly quick pace, 2) A massive amount of housing units will be provided in city center areas, 3) Public interest will be guaranteed through residents' participation, 4) Residents' right of choice will be well respected even if it is a government-led project.¹⁰ It appears, however, that residents' participation is mainly

⁶ http://www.molit.go.kr/USR/NEWS/m_71/dtl.jsp?lcmspage=1&id=95085147

⁷ http://www.molit.go.kr/USR/NEWS/m_71/dtl.jsp?lcmspage=4&id=95085373

⁸ http://www.molit.go.kr/USR/NEWS/m_71/dtl.jsp?id=95085435

⁹ See press release from 29 December 2021, available at:

<https://www.korea.kr/news/pressReleaseView.do?newsId=156489168>

https://seereal.lh.or.kr/cop/bbs/selectBoardArticle.do?bbsId=BBSMSTR_00000000045&nttId=26469

confined to home-owners only, irrespectively whether the property owner lives in the affected area or not.

The selection of the candidate areas was released without any prior consultation with landlords or tenants, while tenants have been ruled out in votes for or against the project. Only after the decision was made public, the Government organized information sessions in the affected zones.

This top-down process has engendered divisions and tension between those who support the plan and those who oppose it. In many candidate districts, each side is competitively collecting signatures and organizing protests, which are becoming increasingly aggressive. Those who support the plan are usually landlords and property owners who are living somewhere else and eyeing the appreciation of their properties. On the other hand, some landlords, tenants, and small business owners, who actually reside or work in the concerned area at inexpensive costs, are against it as they fear being evicted from their homes or stores without access to alternative affordable options in the same area. Some landlords, especially retired people who depend on monthly rental payments from tenants and would lose this lease income once the construction begins, also are strongly against the plan.

Among landlords, only those who abandon the right for a new apartment will receive compensation for their properties, but at a lower than the actual market value, as the Special Law allows for non-market rate compensation in name of the public interest. Some landlords who intend to sell their properties out of urgent needs for cash are squeezed by the frozen property market as the Government decided to not give priority access to housing units for those who purchase a property in candidate zones after 29 June 2021 to curb any housing speculation in these areas. Recently, a resident who owned a house at the Samyang district in Gangbuk-gu passed away without proper medical treatment as he could not get access to money as he could not sell his property. Another landlord living in the Mia Station district is reported to urgently need to sell her house to pay for her husband's hospital bill and to pay off bank loans, but nobody wants to buy it.

For low-income tenants, who may include older persons, small-scale business owners, single parents, undocumented migrants, students from rural areas, and persons with disabilities, it would be extremely difficult to find alternative housing once they are evicted owing to the skyrocketing rent prices across the country. A mother in her 70s, who is taking care of her 51-year-old son with intellectual disability, hopes to stay in the district where they have lived for 20 years with neighbours who always help her find her son once he gets lost. The mother says they have nowhere to go once they are evicted due to increased rent. They might be forced to relocate to the periphery, into substandard housing or further alienated areas or face the risk of becoming homeless. According to a survey commissioned by the Seoul Metropolitan Government around 2 percent of homelessness and residency in substandard housing in Seoul is caused by forced eviction in relation to redevelopment projects.¹¹

In particular, older persons who have lived in the community for decades are expected to confront larger difficulties, both physically and emotionally, in

¹¹ <https://news.seoul.go.kr/gov/archives/523723>

leaving the area and adjusting to any new neighbourhood. Recently, a resident in the Suyu 12 districts who has continued protest for more than one year in front of a regional government office in opposition to the redevelopment project passed out from heatstroke during the protest. Many of the candidate zones are known for their strong sense of community that has flourished over decades and older persons are reluctant to reside in apartments where they will not be able to enjoy interactions with neighbours. Given the timeline of the redevelopment plan, there is no guarantee that the older persons will be able to return to the same area once the construction is completed. Even if they manage to return, the community, local culture, and social networks, they have created and depended on will not remain there, as the redevelopment projects usually foresee that an entire area shall be replaced with a high-rise apartment complex.

Reportedly, the Government has come up with plans to provide current tenants and small-scale business owners in the area with support to cover some relocation costs and alternative temporary housing or stores during the construction period. However, there are some criteria to meet to receive those compensations, which means those who fail to meet the criteria might end up living in substandard conditions or becoming homeless in the worst case. Even if they relocate to other areas, they will need to pay the relocation costs and higher rent in new neighbourhoods, and the relocation may require finding a new job, adjusting to a new school, and result in longer commuting times. Business owners might lose their means of living and will need to discover new customer base in a new area. Even after the construction, there is no right to access a similar-sized apartment at an affordable price, as many renters and some landlords will unlikely be able to afford to buy a new housing unit. Despite multiple inquiries, the affected residents have not heard how much they will need to pay to own an apartment after the reconstruction.

Reduced social housing proportion

The Government said 70-80 percent of the newly built housing units will be sold, preferentially to landlords in the affected districts. However, it did not specify how many units will be allocated for tenants currently residing in the area, only saying some of them will be rented out to eligible tenants, which means tenants who fail to meet certain criteria will not have a chance for public housing. It is therefore feared that most tenants living currently in the affected areas would end up having to leave their neighbourhood.

Notably, the reduced share of social housing for marginalized population groups in the government-led housing projects is a concern. The Government increased the proportion of the “ordinary supply” to 50 percent from 15 percent of the housing units worth less than 900 million KRW (687,000 USD), while reducing the “special supply,” which is reserved usually for families usually with more than three children, older persons, newly married couples, and households that have not owned a home before.¹² The plan 3080+ does not specify the proportion of “special supply”, nor provides it who will be eligible for it. It is therefore feared that the redevelopment plans lack sufficient consideration for marginalized population groups.

¹² http://www.molit.go.kr/USR/NEWS/m_71/dtl.jsp?lcmspage=1&id=95085147

Suyu 12 district, Gangbuk-gu and Environmental impact

Suyu 12 district, located on the northern periphery of Seoul, is home to 1,400 households. The area had already undergone a redevelopment dispute in 2009. The 2009 redevelopment plan was abandoned in 2012, and since then, numerous small-scale housing facilities have been built, with some still under construction. The Government stated 72 percent of the buildings in the district are outdated to justify the reconstruction, but residents claim the data is misleading citing the newly constructed buildings. The rationale for demolishing the relatively new buildings to build apartments is unclear, and the impacts on the environment may be significant.

On 29 April 2021, the Ministry held an information session to explain the redevelopment plan, but many residents said they never heard about the event. Reportedly, the Government invited only three landlords who were already favourable to the plan and the opponents were not allowed to participate in the session. On 7 June 2021, the Ministry organized the second information session online. However, it was over in 30 minutes and no debates or questions were allowed.

In Suyu 12 district, there are 145 housing units owned by LH. This is likely to distort the outcome of the vote as those units will be counted as favorable votes.¹³ This issue not only undermines the democratic process, but likely also to increase the possibility of legal disputes.

Without prejudging the accuracy of the information received, we wish to express our concern that the urban reconstruction plans are implemented without full respect for the right to adequate housing. While the intention of the Government of Korea to address housing affordability issues and shortages in urban areas through the new housing construction programme “3080 +” is welcome, we regret to note that, according to new information received, there lingers the threat of a new wave of home demolitions and evictions. This may be in violation of international human right standards pertaining to development-based evictions and displacement, should such redevelopment plans be implemented unchanged without taking adequately into consideration the rights to residents who are living in areas slated for redevelopment.

In this respect, we would like to recall the country visit report (A/HRC/40/61/Add.1) by the former Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, Ms. Leilani Farha, who visited the Republic of Korea from 25 February to 22 March 2019. In this report, the Special Rapporteur called upon the Government of the Republic of Korea to bring practices of reconstruction and redevelopment of urban areas into full compliance with international human rights law. The information received, raises concerns that the Government has not abandoned an approach allowing for mass forced evictions for urban redevelopment, but rather reinforced such policies, contrary to the observations and recommendations of former Special Rapporteur on the right to adequate housing. Gradual and community based urban renewal policies that avoid large scale housing destruction and avoid relocating all residents appear not to feature in current urban redevelopment plans.

¹³ <https://www.edaily.co.kr/news/read?newsId=03102886629283440&mediaCodeNo=257>

We wish to remind your Excellency's Government that forced evictions violate the right of adequate housing and may also result in violations of other human rights. In this context we wish to recall the United Nations Basic Principles and Guidelines on Development-based Evictions and Displacement (A/HRC/4/18, Annex 1) which specify that evictions can only take place in 'exceptional circumstances' and that any settlement agreement must satisfy the criteria of adequacy, accessibility, affordability, habitability, security of tenure, cultural adequacy, suitability of location, and access to essential services such as health and education.

In addition, we are deeply concerned that genuine consultation with the participation of the affected residents – not only homeowners but also tenants – does not seem to have taken place. The lack of time for discussion and limited information shared with the affected people has instead contributed to conflicts within affected communities. The purpose of stabilizing the housing market should not undermine the democratic and transparent participation of affected populations and existing social community networks should be protected. The United Nations Basic Principles and Guidelines on Development-based Evictions and Displacement also state that urban or rural planning and development processes should involve all those likely to be affected.

We are furthermore concerned that the threats of home demolitions and evictions are adding more pressure on already-strained populations in the context of the profound impact of the Covid-19 crisis, thereby increasing the exposing these families to a great risk for their health and life. There should be more consideration for individuals and families in precarious situations such as older persons, persons with disabilities or underlying diseases, and low-income households who are already facing headwinds and will be disproportionately affected by the demolition and forced evictions. Considering that most candidate zones are located in the poorest areas with inexpensive rents, the Government should take special measures to protect the vulnerable tenants and as well landlords who are in urgent need to sell their properties. We wish to underscore that, notwithstanding the type of tenure, all persons, including sub-tenants and undocumented migrants, should possess a decree of security of tenure, which guarantees legal protection against forced eviction, harassment, and other threats. State parties shall ensure, prior to carrying out any evictions, and particularly those involving large groups, that all feasible alternatives are explored in consultation with the affected persons. There should be no evictions that might lead to homelessness or substandard housing, and the provision of alternative housing should extend to persons living in the neighbourhood irrespectively whether they are officially registered at their place of residency or not.

It is also unclear whether the newly built housing units will satisfy the growing demand of diverse types of families that are caused by the increased life expectancy, divorce, single parenting, late marriage, and the rising number of unmarried persons. Traditionally, housing units in Korea have been designed based on the concept of a "normal family" composed of parents and two children, and thus lacked care for increasingly diverse family and household structures. Urban redevelopment, assuming it is conducted with proper protective measures, can increase the housing supply, stabilize the housing market, and potentially be a chance to meet the demand for new family structures that have emerged in modern days. The reconstruction, if implemented, needs to embrace the idea of diversity and inclusion from the architectural design to the allocation of the housing units.

While the 3080+ plan was adopted by the previous Government, worries over large-scale housing demolition and forced evictions have remained. The current Government has pledged to increase the housing supply and wants to mobilize private home builders in boosting the supply, which raises concerns that tenants, vulnerable homeowners, and households in precarious situations may be left behind.¹⁴ We therefore call on your Excellency's Government to ensure that all redevelopment plans – including those falling under the 3080+ plan – ensure the full participation of all affected landlords and tenants. We also hope that the Government is exploring options such as small-scale and gradual urban renewal, moving away from massive demolition of certain areas, to minimize the risk of forced eviction and allow residents to stay in their neighbourhood.

To enhance protection and create more inclusive housing policies, we urge the new Government to increase furthermore the proportion of “special supply” for marginalized population groups and ensure that in particular those have effective and timely access to affordable public housing.

In connection with the above alleged facts and concerns, please refer to the **Annex on Reference to international human rights law** attached to this letter which cites international human rights instruments and standards relevant to these allegations.

As it is our responsibility, under the mandates provided to us by the Human Rights Council, to seek to clarify all cases brought to our attention, we would be grateful for your observations on the following matters:

1. Please provide any additional information and/or comment(s) you may have on the above-mentioned allegations.
2. Please provide an overview of measures taken by your Excellency's Government to guarantee the right to adequate housing and prevent homelessness when it comes to urban redevelopment projects, including the housing alternatives and support is available to individuals and families that would have to need to leave the redevelopment area.
3. Please provide information on the outcome of any review, or any social or human rights impact assessment that has been conducted for areas affected by the 3080+ plan, including for the Suyu 12 district, Gangbuk-gu, to ensure that redevelopment plans are compatibility with international human rights law, and in particular with the enjoyment of the right to adequate housing.
4. Please provide detailed information on status of the 3080+ plan in candidate districts across the Republic of Korea, including the number of the persons who have been or will be affected by the housing demolitions and their social-economic status.

¹⁴ <https://koreajoongangdaily.joins.com/2022/03/10/business/economy/Yoon-Sukyeol-new-economics-tema-economic-policies/20220310180301487.html>
<https://www.csis.org/analysis/yoonsukyeol-what-expect-south-koreas-next-president>

5. Please provide information on the participation of the affected residents, including renting tenants, in the design and implementation of the urban redevelopment projects. Please also indicate whether the Government held consultations were held with all affected persons in the process of the decision-making and provided substantive information to them, especially in formats that are easy to read, in sign language or available through screen readers for older persons and people with disabilities. Please indicate what special measures, if any, have been adopted to ensure the meaningful participation of renters, older persons, persons with disabilities and other groups who may be experiencing discrimination and marginalization.
6. Please indicate whether all affected residents and tenants will be able to return to their respective neighbourhoods upon the completion of the reconstruction. If return is not possible, please explain reasons why it is so.
7. Please indicate what special measures, if any, have been taken to protect social networks, small-scale businesses, culture, and historic architecture in the affected areas.
8. Please indicate what measures, if any, have been taken to allow landlords that are not able to sell their properties to avoid housing speculation can received alternative financial support in case they have an urgent financial need.

We would appreciate receiving a response within 60 days. Past this delay, this communication and any response received from your Excellency's Government will be made public via the communications reporting [website](#). They will also subsequently be made available in the usual report to be presented to the Human Rights Council.

While awaiting a reply, we urge that all necessary interim measures be taken to halt the alleged violations and prevent their re-occurrence. We also urge the Government to step up efforts to preserve cultural, historical and architectonic values of each neighbourhood as it pursues urban renewal projects.

Please accept, Excellency, the assurances of our highest consideration.

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Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context

Gerard Quinn
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Claudia Mahler
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Annex

Reference to international human rights law

In connection with above alleged facts and concerns, coordination between ministries and regional and local authorities in order to reconcile related policies with the obligations under article 11 of the Covenant.

We further wish to recall the United Nations Basic Principles and Guidelines on Development-based Evictions and Displacement (A/HRC/4/18, annex 1), which state that any settlement agreement must satisfy the criteria of adequacy, accessibility, affordability, habitability, security of tenure, cultural adequacy, suitability of location, and access to essential services such as health and education. Urban planning and development processes should involve all those likely to be affected and should include: appropriate notice to all potentially affected persons that eviction is being considered and that there will be public hearings on the proposed plans and alternatives; effective dissemination by the authorities of relevant information in advance, including proposed comprehensive resettlement plans specifically addressing efforts to protect vulnerable groups; a reasonable time period for public review of, comment on, and/or objection to the proposed plan; opportunities and efforts to facilitate the provision of legal, technical and other advice to affected persons about their rights and options; and holding of public hearing(s) that provide(s) affected persons and their advocates with opportunities to challenge the eviction decision and/or to present alternative proposals and to articulate their demands and development priorities.

Moreover, these Principles and Guidelines state that States must give priority to exploring strategies that minimize displacement. Comprehensive impact assessments should be carried out prior to the initiation of any project that could result in development-based eviction and displacement, with a view to securing fully the human rights of all potentially affected persons, groups and communities, including their protection against forced evictions. "Eviction-impact" assessment should also include exploration of alternatives and strategies for minimizing harm. The State must make provision for the adoption of all appropriate measures, to the maximum of its available resources, especially for those who are unable to provide for themselves, to ensure that adequate alternative housing, resettlement, is available and provided. Alternative housing should be situated as close as possible to the original place of residence and source of livelihood of those evicted.

We also would like to draw the attention of your Excellency's Government's to its obligations under article 17 of the International Covenant on Civil and Political Rights (ICCPR), ratified by the Republic of Korea in 1990, to guarantee the right to non-interference with privacy, family, home or correspondence.

In addition, we would like to refer your Excellency's Government to the Principles on security of tenure for the urban poor (A/HRC/25/54), and Guidelines for the Implementation of the Right to Adequate Housing (A/HRC/43/43) - notably guidelines no. 6 on forced evictions and no. 12 on ensuring the regulation of businesses in a manner consistent with State's obligations and address the financialization of housing. With regard to the regulation of business, we wish to underscore in particular that States may need to ensure, for example, not only those developers do not displace residents from affordable housing, but also that public and

private housing investors produce sufficient affordable housing and that some of the profits from housing or other economic activities are redirected to ensure the availability of adequate housing for low-income households (A/HRC/43/43, paragraph 68).

We also wish to recall that the UN Declaration on the right to development (A/RES/41/128) defines the right to development as an inalienable human right by virtue of which every human person and all peoples are entitled to participate in, contribute to, and enjoy economic, social, cultural and political development (article 1.1). The Declaration further states that the human person is the central subject of development and should be the active participant and beneficiary of the right to development (article 2.1) and requires that States should encourage popular participation in all spheres as an important factor in development and in the full realization of all human rights (article 8.2). We refer to the Guidelines and recommendations on the practical implementation of the right to development, which urge states to design and implement development projects after holding meaningful consultations to identify the development priorities of the communities in a project area and benefits-sharing arrangements that would be suitable for those affected (A/HRC/42/38, para 18).

We also wish to refer you to article 19 of the UN Convention on the rights of persons with disabilities (UN CRPD), ratified by the Republic of Korea in 2008, which assures individuals with disabilities an “opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangements.” Furthermore, article 19 allows individuals with disabilities a right to live (and to continue to live) connected to their communities. Article 19 underscores the importance of community connectedness in housing. The UN CRPD Committee has strongly reiterated its view that article 19 should be used to inform the New Urban Agenda (Habitat III) as well as the relevant parts of the 2030 Agenda for Sustainable Development and the Sustainable Development Goals (especially Goals 10.2 and 11.1) as they apply to persons with disabilities (UN CRPD Committee - General Comment 5 – ‘article 19’ at para.14, 2017)”.