

August 30, 2016

Sixth International Forum on the “FutureCity” Initiative

Break-out Session 1. Community Building Where Versatility Creates New Values

Approaches to building mixed communities in which a diverse range of
generations can continue to live active lives
– Turning UR Housing Complexes Into Local Healthcare and Welfare Hubs –

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Urban Renaissance Agency (Incorporated Administrative Agency)

Housing Life Basic Plan

(Developed March 2016)

* From MLIT website

List of Outcome Indicators

(☆) are new

Goal 1

Realization of housing life in which young people hoping to marry and start a family and families raising children can live with peace of mind

- (1) Percentage of dwelling units achieving inducement living space standard for households raising children *
- National: 42% (2013) → 50% (2025)
Major metropolitan areas: 37% (2013) → 50% (2025)
* Households that include members who are less than 18 years of age

Goal 2

Realization of housing life in which elderly people can live independently

- (2) Percentage of dwelling units designed for the elderly vis-a-vis elderly population
2.1% (2014) → 4% (2025)
- (3) (☆) Percentage of dwelling units for the elderly with lifestyle assistance facilities for the elderly (serviced senior housing)
77% (2014) → 90% (2025)
- (4) (☆) UR Housing Complexes (approx. 200 complexes in major metropolitan areas with 1,000 or more units) turned into local healthcare and welfare hubs
0 housing complexes (2015) → around 150 housing complexes (2025)
- (5) Percentage of public rental housing complexes (with 100 units or more) to include facilities to assist elderly households, households of people with disabilities, and child-raising households.
About 90% of housing complexes rebuilt between 2016 and 2025.
- (6) Percentage of homes in which elderly people live that achieve a certain level of barrier-free design
41% (2013) → 75% (2025)

Goal 3

Assurance of housing stability for people requiring particular consideration when securing housing

- (7) Percentage of dwelling units not reaching minimum living space area standard
4.2% (2013) → eliminate early
- (Repost) UR Housing Complexes (approx. 200 complexes in major metropolitan areas with 1,000 or more units) turned into local healthcare and welfare hubs
 - (Repost) Percentage of public rental housing complexes (with 100 units or more) to include facilities to assist elderly households, households of people with disabilities, and child-raising households.

Goal 4

Build new housing recycling systems that go beyond the "housing board game"

- (8) Size of market for existing housing
¥4 trillion (2013) → ¥8 trillion (2025)
- (9) (☆) Share of existing housing sales with defect insurance as percentage of total market for existing housing market
5% (2014) → 20% (2025)
- (10) Share of certified long-term good housing as percentage of new-build housing
11.3% (2014) → 20% (2025)

Goal 5. Renewal of housing stock into safe and high-quality housing stock through rebuilding and renovations

- (11) Percentage of housing stock without earthquake resistance required by quake-resistance standards (1981 standards)
18% (2013) → Basically eliminate (2025)
- (12) Size of renovations market
¥7 trillion (2013) → ¥12 trillion (2025)
- (13) Percentage of housing stock that meets energy conservation standards
6% (2013) → 20% (2025)
- (14) (☆) Condominium rebuilds, etc. (total since 1975)
Approx. 250 cases (2014) → Approx. 500 cases (2025)
- (15) Percentage of condominium bodies corporate with reserve funds for repairs based on long-term repair plans of at least 25 years
46% (2013) → 70% (2025)

Goal 6. Promotion of use or demolition of vacant homes, the number of which is rising sharply

- (16) (☆) Percentage of municipalities with plans for addressing vacant homes, etc.
0 (2014) → about 80% (2025)
- (17) (☆) Number of "other vacant homes" besides those for rent/sale
3.18 million (2013)
→ keep down to about 4 million (2025)

Goal 7

Growth of home lifestyle industries that will contribute to a strong economy

- (Repost) Existing housing market size
- (Repost) Size of renovations market

Goal 8

Maintenance and improvement of appeal of housing land

- (18) Area of very crowded built-up areas that are markedly at risk in the event of earthquakes, etc.
Approx. 4,450 ha (preliminary figure) (2015)
→ basically eliminate (2020)
- (Repost) UR Housing Complexes (approx. 200 complexes in major metropolitan areas with 1,000 or more units) turned into local healthcare and welfare hubs
 - (Repost) Percentage of public rental housing complexes (with 100 units or more) to include facilities to assist elderly households, households of people with disabilities, and child-raising households.
 - (Ref) Number of regions (municipalities) proceeding with initiatives based on landscape planning
458 (2014) → approx. 700 (2020)
 - (Ref) Percentage of main roads from which overhead power lines have been removed in built-up areas, etc.
16% (2014) → 20% (2020)
 - (Ref) Percentage of municipalities that have prepared and made public hazard maps for maximum-class floods, inland water floods, tsunami and flood tides, and conducted training (tabletop exercises, communications training, etc.) that will lead to higher public awareness of disaster preparation
Floods: - (2014) → 100% (2020)
Inland water floods: - (2014) → 100% (2020)
Tsunami: 0% (2014) → 100% (2020)
Flood tides: - (2014) → 100% (2020)
 - (Ref) Percentage of municipalities that have prepared and made public hazard maps for landslide disasters, and conducted disaster preparation training for such disasters based on a regional disaster preparation plan
Approx. 33% (2014) → 100% (2020)
 - (Ref) Number of timelines developed for national government-managed rivers
148 municipalities (2014) → 730 municipalities (2020)

Turning UR Housing Complexes Into Local Healthcare and Welfare Hubs

Turning UR Housing Complexes Into Local Healthcare and Welfare Hubs

To realize an environment in which people can live in the area they are accustomed to until their final days, aim to create local healthcare and welfare hubs, centering on UR housing complexes, comprehensively promoting the following initiatives in partnership with local governments, etc.

Work had commenced at 47 housing complexes by FY2015. Target is for hubs to be established in about 100 housing complexes by FY2020 and about 150 by FY2025.

Concept drawing of local healthcare and welfare hub

(1) Promote enhancement of healthcare and welfare facilities, etc., in region

- With the aim of developing living environments in which people can receive healthcare, nursing and long-term care services in the home to enable them to continue living in their own homes with peace of mind, attract facilities that are currently lacking into the community, or partner with existing facilities, etc. outside the housing complex

(2) Promote development of living environments to suit a diverse range of generations, including senior citizens

- Development of housing suited to the elderly so they can continue to live there in safety etc.

(3) Promote building of communities that include young people, families with children, etc.

- Provide places and opportunities for inter-generation interaction and mutual support etc.



Toyoshikidai Housing Complex (Kashiwa City, Chiba Prefecture)

Community Building for a Long-Lived Society, in Partnership with Government and Universities

Overview of Housing Complex

Location: Toyoshikidai, Kashiwa City, Chiba Prefecture

Access: 5 minutes by bus from Kashiwa Station on JR Joban Line

Managed since: 1964

Number of units managed: Previously 4,666 (entire complex)

After rebuilding: 1,432 units (Confort Kashiwa Toyoshikidai)

Unit floorplans: 1K – 3LDK (37 m² – 83 m²)

Monthly rent: ¥59,200 - ¥137,800

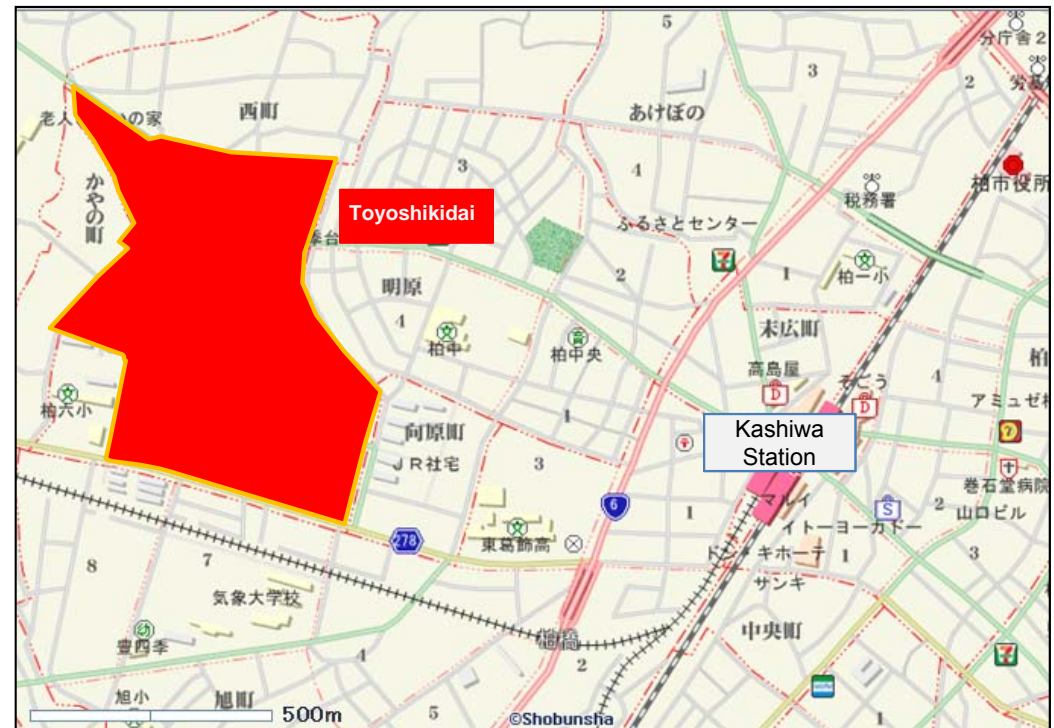
Common service fee: ¥3,100 per month

Usage classification: Complex renaissance (total rebuild)

... Toyoshikidai

Stock use

... Confort Kashiwa Toyoshikidai



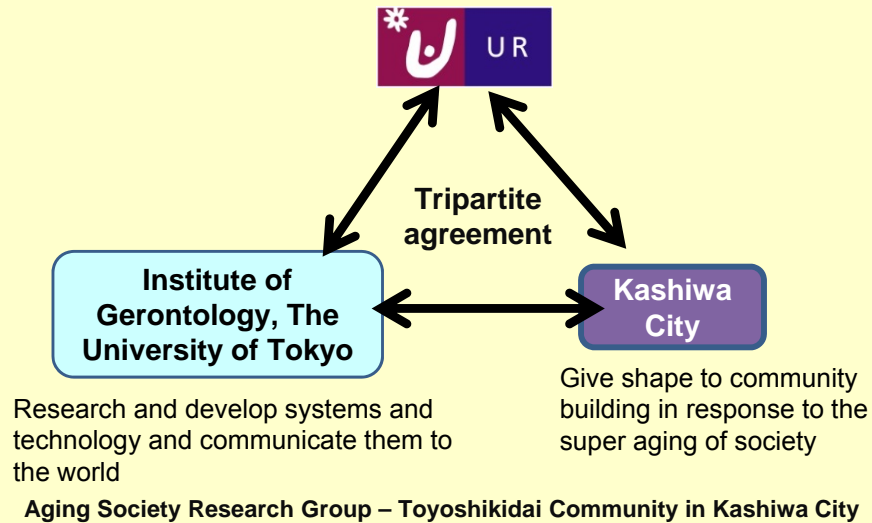
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Toyoshikidai Housing Complex (Kashiwa City, Chiba Prefecture)

Community Building for a Long-Lived Society, in Partnership with Government and Universities

Coordination with Stakeholders

Bring about the renaissance of the housing complex into a hub in which elderly residents can stay in their homes with peace of mind and vitality as long as they wish to.



With the objectives of debating the ideals for secure, fulfilling lives and communities in an aging society and putting them into practice, the City of Kashiwa, Tokyo University and UR (Urban Renaissance Agency) established a tripartite study group. The group's aims are to build 24-hour comprehensive care systems through the provision of services at serviced senior housing and in-home healthcare hubs offered by service providers that have been invited into the housing complex, and to achieve a model for the embodiment of the government's latest policies.

Toyoshikidai Housing Complex (bird's-eye view, before rebuilding)



Takashimadaira Housing Complex (Itabashi, Tokyo)

Enhancement of Healthcare and Welfare Functions Using Existing Housing Stock

Overview of Housing Complex

Location: Itabashi, Tokyo

Access: One minute's walk from

Takashimadaira Station, Toei Mita Line

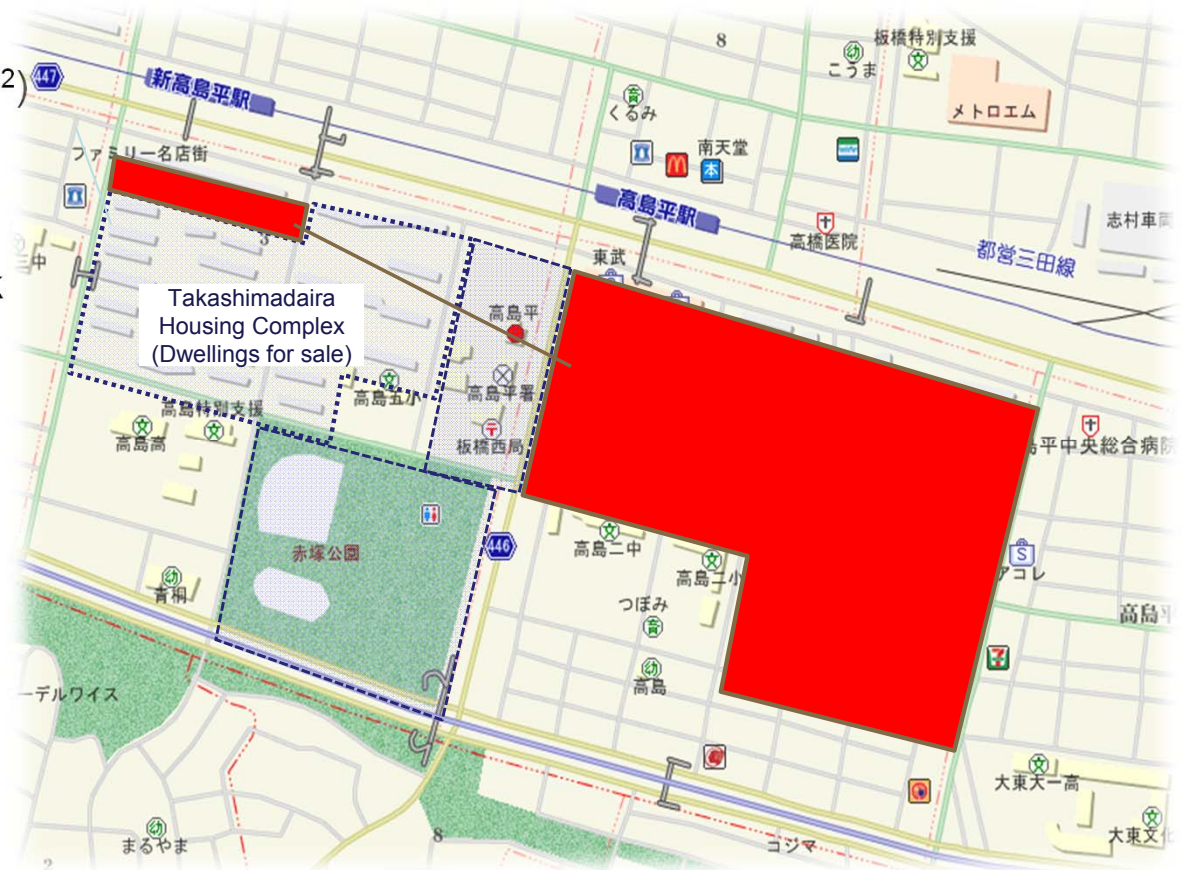
Managed since: 1972 Number of units managed: 8,287

Unit floorplans: 1DK – 3DK (30 m² – 56 m²)

Monthly rent: ¥55,800 - ¥113,400

Common service fee: ¥2,300 per month;
¥2,700 per month

Usage classification: Use of existing stock

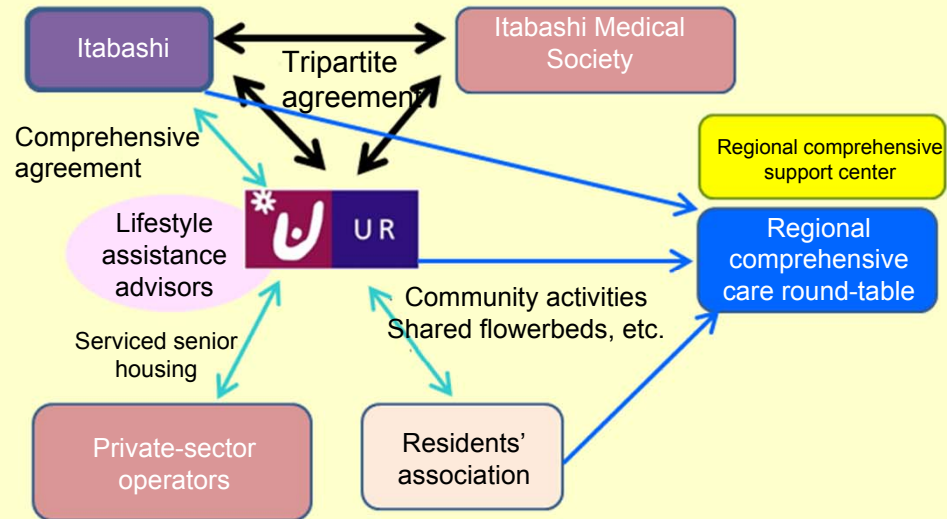


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Takashimadaira Housing Complex (Itabashi, Tokyo)

Enhancement of Healthcare and Welfare Functions Using Existing Housing Stock

Coordination with Stakeholders



Itabashi, Itabashi Medical Society, and UR concluded a tripartite agreement for the realization of a community in the Takashimadaira Housing Complex and surrounds in which a diverse range of generations can continue to live together with vitality. They have also formed cooperative arrangements with other relevant organizations to enhance the healthcare and welfare functions of the area, using the existing housing stock.

Bird's-Eye View of Takashimadaira Housing Complex



External View of Takashimadaira Housing Complex



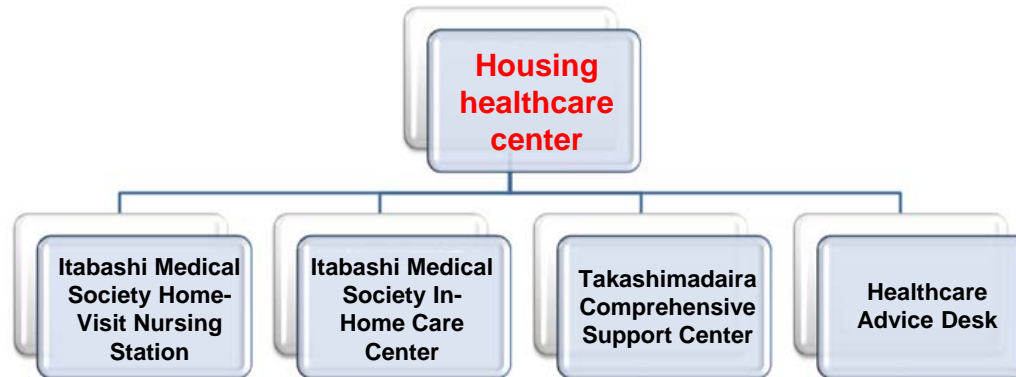
Takashimadaira Housing Complex (Itabashi, Tokyo)

Enhancement of Healthcare and Welfare Functions Using Existing Housing Stock

In-Home Healthcare Center

An In-Home Healthcare Center has been invited to set up in a rental facility inside the housing complex. It is operated by the Itabashi Medical Society.

Functions set up within the Center are a home-visit nursing station, in-home care center (in-home long-term care assistance office), regional comprehensive assistance center, and recuperation advice office (in-home healthcare/long-term care coordination and assistance desk). These functions coordinate with each other to provide a one-stop-shop service for healthcare and nursing care.

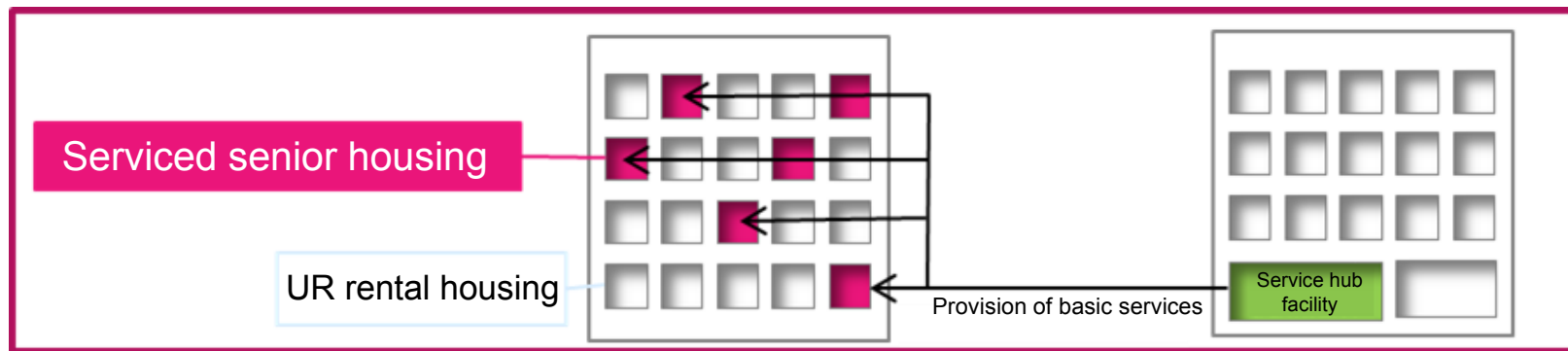


Takashimadaira Housing Complex (Itabashi, Tokyo)

Enhancement of Healthcare and Welfare Functions Using Existing Housing Stock

Dispersed serviced senior housing units for sale (*)

A private-sector operator (Community Net Inc.) is offering serviced senior housing in residential buildings that meet a certain level of barrier-free requirements, such as elevators. A services hub has been established in a rental facility in the adjacent building, providing basic services (condition assessment, lifestyle counselling). Resident interaction events and other events are also held at the services hub.



* Dispersed: Vacant units that are dispersed throughout the existing building have been leased as a bloc to the private-sector operator.



Left and center: Inside housing unit. Right: Inside services hub

Otokoyama Housing Complex (Yawata City, Kyoto)

Community Hub to Nurture Inter-generational Interaction

Overview of Housing Complex

Location: Yawata City, Kyoto

Access: 10 minutes by Keihan Bus from Yawata Station or

Kuzuha Station on Keihan Main Line

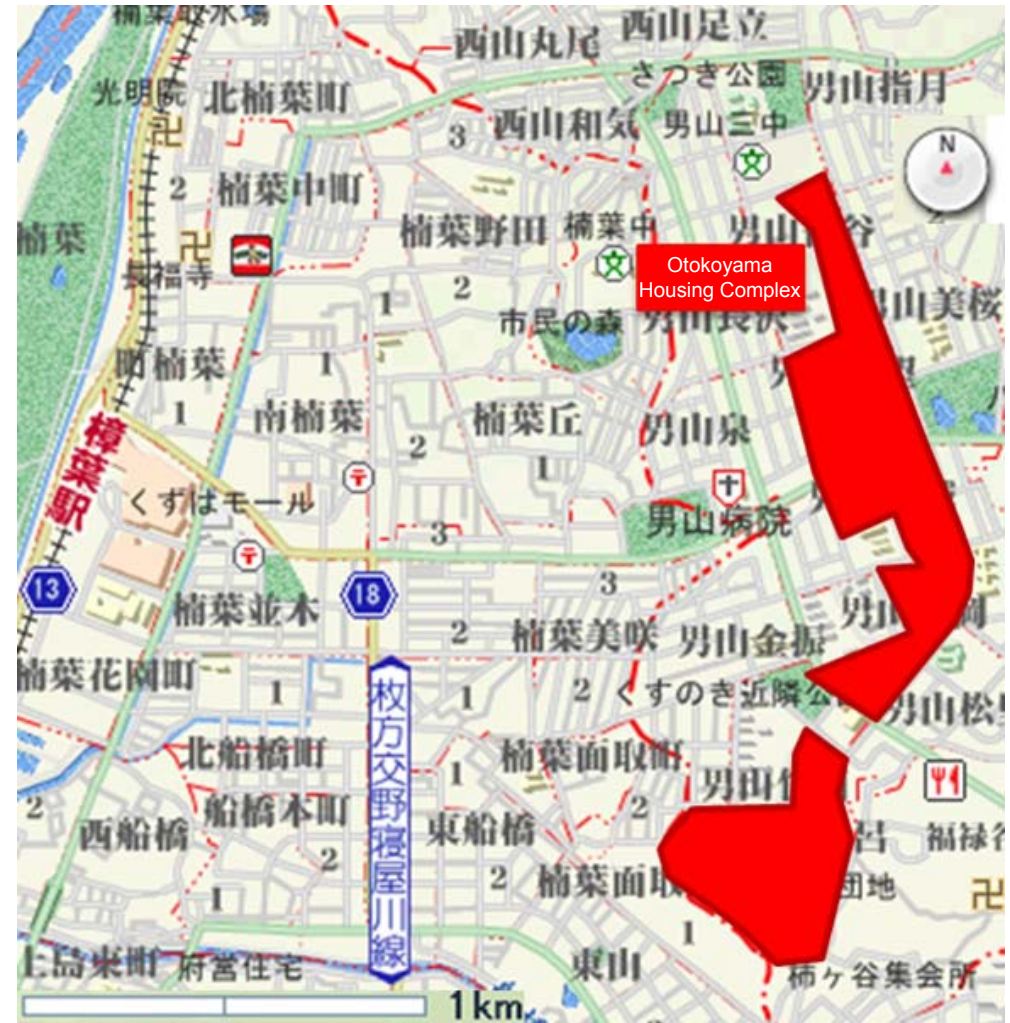
Managed since: 1972 Number of units: 4,594

Unit floorplans: 1LDK – 3DK (39 m² – 56 m²)

Monthly rent: ¥33,100 - ¥57,800

Common service fee: Mid-level floors: ¥2,300 per month; High floors: ¥4,960 per month

Usage classification: Renaissance of housing complex (consolidation)

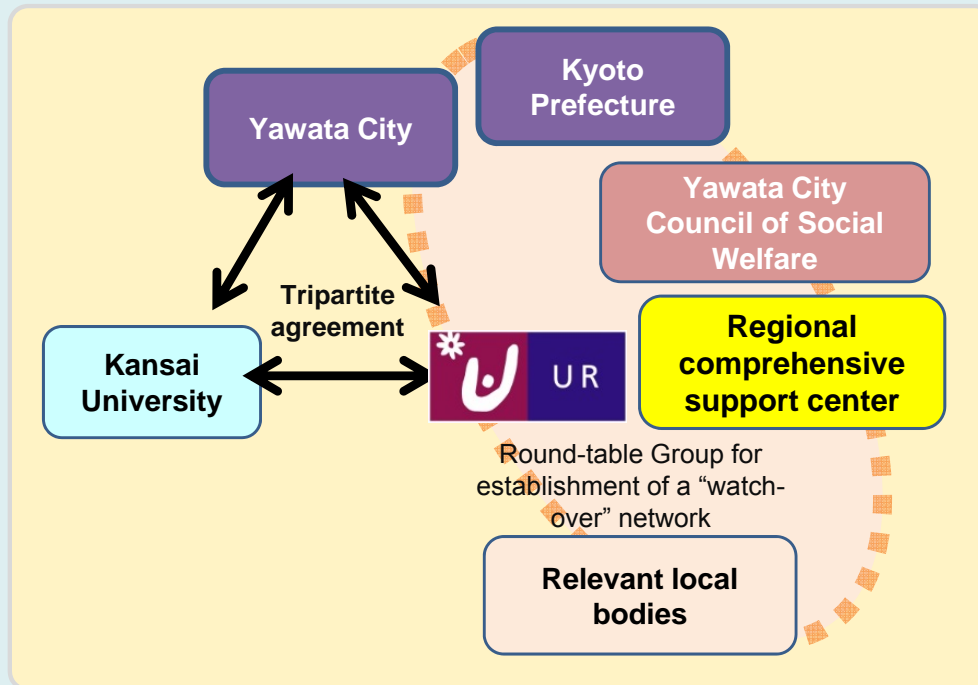


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Otokoyama Housing Complex (Yawata City, Kyoto)

Community Hub to Nurture Inter-generational Interaction

Coordination with Stakeholders



The city of Yawata, Kansai University, and UR have concluded a partnership agreement with a framework of child-raising support, support for the elderly, community support and building and human resources development. A community hub established in a rental facility inside the housing complex plays a central role in arranging various community interaction events. Regular meetings are also held in which the relevant local bodies meet to discuss the establishment of a “watch-over” network, and the use of a local comprehensive care complex.

External view of Otokoyama Housing Complex



Otokoyama Housing Complex (Yawata City, Kyoto)

Community Hub to Nurture Inter-generational Interaction

Dandan Terrace (Community Hub)

Open 365 days a year, public servants stationed at the community hub, Dandan Terrace, by the Kyoto Prefectural Government and students from Kansai University play a central role in organizing events such as radio calisthenics that anyone can participate in on a casual basis, conferences to talk about the region, in an effort to promote the invigoration of a mixed community.



Dandan Terrace, the community hub established in a rental facility

Otokoyama Housing Complex (Yawata City, Kyoto)

Community Hub to Nurture Inter-generational Interaction

Approaches to Assist Parents Raising Children

The community hall in the housing complex has been renovated to establish Ohisama Terrace, a child-raising support facility run by volunteer nursery teachers. It has been set up as a space where parents and children from the community can gather on a casual basis.

In the zone in which this facility has been established, dwellings renovated for families raising children, designed by Kansai University students, are provided.



Ohisama Terrace



Dwelling renovated for families raising children

Toyoake Housing Complex (Toyoake City, Aichi Prefecture)

Industry-academia-government Cooperation to Build Communities for Healthy Living

Overview of Housing Complex

Location: Toyoake City, Aichi Prefecture

Access: 10 minutes by bus from Zengo Station on Meitetsu
Nagoya Main Line, 1 minute's walk from bus stop

Managed since: 1971 Number of units: 2,127

Unit floorplans: 2DK – 3DK (39 m² – 51 m²)

Monthly rent: ¥37,200 - ¥53,100

Common service fee: ¥2,300 per month

Usage classification: Use of existing stock

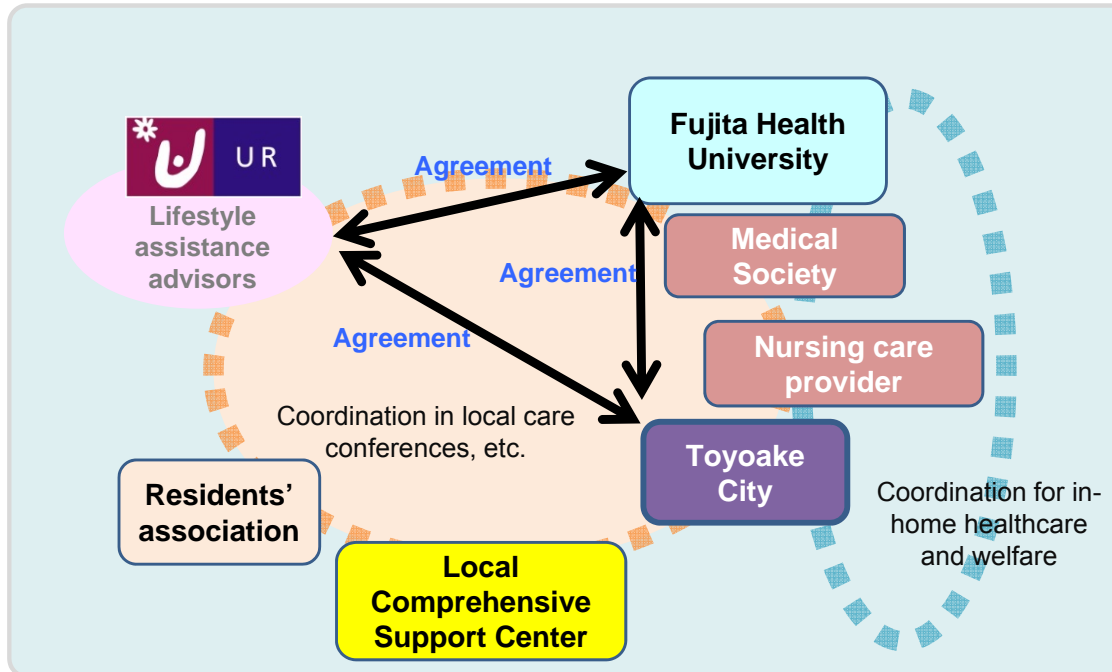


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Toyoake Housing Complex (Toyoake City, Aichi Prefecture)

Industry-academia-government Cooperation to Build Communities for Healthy Living

Coordination with Stakeholders



Agreements concluded between Toyoake City and Fujita Health University, Toyoake City and UR, and Fujita Health University and UR with the aims of building local comprehensive care systems, promoting the formation of mixed communities and other objectives. Various initiatives are being undertaken towards these aims. Regular conferences are held in which local stakeholders gather to debate initiatives for local comprehensive care.

Students and faculty live in housing complex and participate in community

Students and faculty of Fujita Health University live in the housing complex, where they endeavor to establish intergenerational interaction, by participating in dinners, summer festivals, and other events organized by the residents' association.





Toyoake Housing Complex (Toyoake City, Aichi Prefecture)

Industry-academia-government Cooperation to Build Communities for Healthy Living

Fujita Corner Health Center

Using a rental facility inside the housing complex, a healthcare and welfare hub has been established, where Fujita Health University faculty and healthcare experts provide free advice on a range of issues related to healthcare, nursing care, welfare and the like, for all ages from infants and toddlers to the elderly. It also holds mini lectures about health and other topics



Health exercises

ふじた 地域とともに健康をつくりたい
まちかど保健室
藤田保健衛生大学 地域包括ケア中核センター サテライト

健康・医療・介護相談
地域のみなさんとの交流
健康体操教室
子育て支援・相談
体力測定会

4月24日オープン (祝日除く) 平日10:00~15:00

無料相談 (医療・福祉・介護等、乳幼児~高齢者まで)、どなたでもお気軽にご相談ください。地域の医療機関・介護機関・行政施設やサービスのご紹介(特定機関への紹介やあっせんはいたしません)

相談内容 主に医療に関すること(お薬、看護、介護、福祉)、対面相談が中心です。

相談者 藤田保健衛生大学の職員ほか(看護師、薬剤師、理学療法士、作業療法士、保健師、ケアマネジャーほか)

イベント 健康に関する講座(体操教室・体力測定、病気やお薬に関する講座)イベントを開催いたします。

人材育成 大学の学生をはじめ、地域を支える在宅医療・介護・ボランティアの人材育成拠点としても活動します。

お問い合わせ先 | 〒470-1131 豊明市二村台3丁目1-1 54棟1層106号 TEL:0562-95-0311 FAX:0562-95-0312

Toyoake Housing Complex (Toyoake City, Aichi Prefecture)

Industry-academia-government Cooperation to Build Communities for Healthy Living

Childcare center for convalescing children

A casual childcare center has been invited to a rental facility inside the housing complex, for the care of children who have received a doctor's diagnosis that they are well enough to attend convalescent care while recovering from illness.



External view



Inside childcare center

Kawaguchi Shibazono Housing Complex (Kawaguchi City, Saitama Prefecture)

Multicultural Co-existence Initiative

Overview of Housing Complex

Location: Kawaguchi City, Saitama Prefecture

Access: 7 minutes' walk from Warabi Station on JR Keihin-Tohoku Line

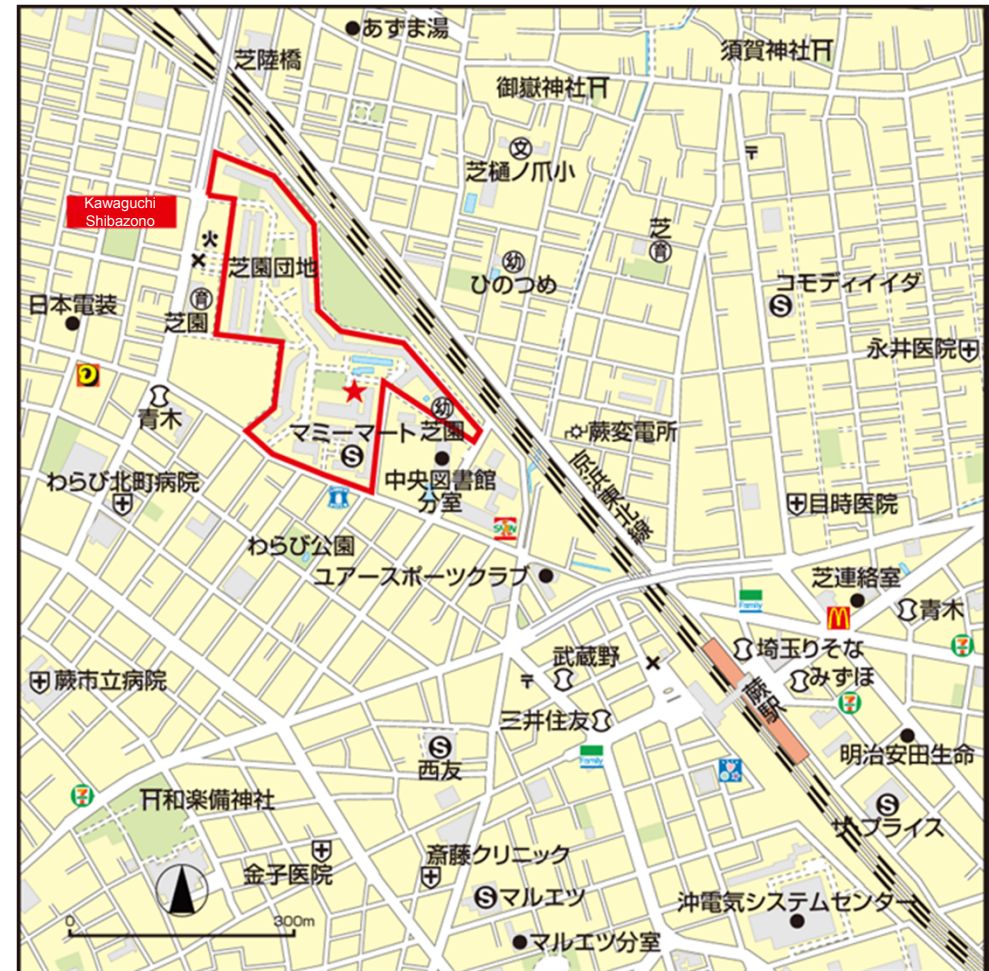
Managed since: 1978 Number of units: 2,454

Unit floorplans: 1K – 3DK (33 m² - 75 m²)

Monthly rent: ¥55,300 - ¥122,100

Common service fee: ¥2,620 per month

Usage classification: Use of existing stock



External view of Kawaguchi Shibazono Housing Complex



Kawaguchi Shibazono Housing Complex (Kawaguchi City, Saitama Prefecture)

Multicultural Co-existence Initiative

Background to Initiative and its Effectiveness

Kawaguchi Shibazono Housing Complex is conveniently located for public transport, making it popular with younger residents and residents living alone. However, because of the low rate of membership in the residents' association and the high percentage of foreign nationals living in the complex, approaches were needed to revitalize the local community. Another issue was the deterioration of the housing complex's image due to differences in lifestyle customs and a decline in the level of manners.

In addition to physical infrastructure responses (staged repairs of external walls, renovation of trash station, and other works), in terms of the more intangible aspects, a multicultural co-existence initiative was undertaken with the objectives of the beautification of the complex, and the improvement of the living environment and added value of the complex.

Through multicultural exchanges by the local government, residents' association, shopping arcade association and other stakeholders in the complex, along with residents, the initiative has been effective in the area of beautification, improvement of living environment, and revitalization of the community.



Chinese grocery store in the Kawaguchi Shibazono Shopping Arcade (inside housing complex)



Trash station
Sign displaying trash disposal rules changed to one written in three languages.

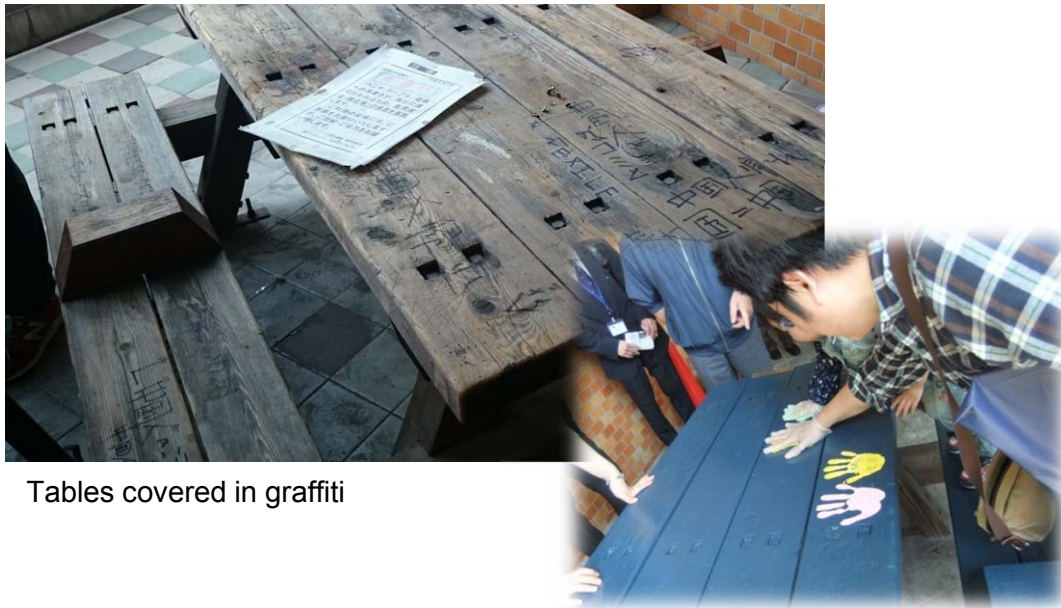
Kawaguchi Shibazono Housing Complex (Kawaguchi City, Saitama Prefecture)

Multicultural Co-existence Initiative

University student group, Shibazono Kakehashi Project, cooperates in multicultural co-existence initiative

With the support of the residents' association, shopping arcade association, and UR, a group of university students called the Shibazono Kakehashi (Bridge) Project held an event in which tables that had been covered with graffiti bad-mouthing Chinese was turned into a fun work of art, by having Japanese and Chinese residents press their handprints on the tables in a riot of vibrant colors.

Since November 2015, the group has also been holding the Shibazono Salon once a month as a local exchange activity for residents to interact with each other across generations and nationalities. In February 2016, they established a Multicultural Exchange Club, where Japanese and foreign residents meet once a month to exchange views with the aim of planning and holding joint events.



Tables covered in graffiti



Transformed into a work of art by the university students group

Kawaguchi Shibazono Housing Complex (Kawaguchi City, Saitama Prefecture)

Multicultural Co-existence Initiative

Multigenerational Exchange Events

The shopping arcade association, residents' association, local government, university, and other interested parties collaborated to hold events aimed at revitalizing the community through local and multicultural exchanges.

UR has undertaken the following initiatives as part of these events.

- FY2013: Ni-hao Shibazono Festa

Exchange event featuring a trash disposal quiz, and quizzes about Chinese and Japanese history and geography, as well as a mini-concert by a Chinese soprano singer.

- FY2014: Shibazono Nigiwai Festa

Trash disposal quiz, and a walking tour of the housing complex to observe its trees, with the aim of improvement of manners and interaction between participants. Also, a craft class to make mascots to be installed in the landscaped area alongside the corridor, on the theme of “complex beautification and multicultural communication.”

- FY2015: Held an event in the housing complex that both Japanese and foreign residents can enjoy. UR was actively involved from the preparation stages, and even had its own booth at the event.



Shibazono Nigiwai Festa
(Trash disposal quiz)

Thank you.

— Renaissance in the community —



Urban Renaissance Agency