

Ensured Housing in an Aging Society with Fewer Children

Housing Department and Urban Planning Department

Aiming at the formation of a good living environment so that anyone from children to the elderly can live safely in a community, we conduct research and development on the maintenance, management, and use of public housing, a technique for planning a safety net in terms of housing through utilizing vacant privately rented houses, and a technique for appropriately locating facilities and services that support life in a community.

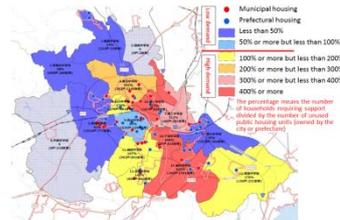
Social Background and Challenges

- A large number of public housing units supplied around 1965 to 1984 have been left unused. It is difficult to rebuild all of them, and it is necessary to take appropriate measures to extend their lives as needed.
- Public housing in urban areas is in short supply. On the other hand, vacancies of privately rented housing are constantly increasing. It is necessary to establish a multi-layered safety net in terms of housing, including the utilization of privately rented housing.
- The population is aging in the center of urban areas and decreasing in the suburbs. Conversion to a centralized urban structure and appropriate allocation of functions to support life in a community (medical and welfare facilities) keeping pace with the change in population are required.

Research Details

Technique for estimating the number of families that need support, namely provision of public housing

Developing a technique for statistically grasping/estimating the number of families that need support for housing in the whole region or small areas in a local government (city, town, or village level)



Supply/demand balance based on the estimate of the number of families that need support, namely provision of public housing, in each junior high school district

Technique for planning a safety net in terms of housing by coordinating the supply of public housing and privately-rented housing

Technique for planning a safety net in terms of housing by coordinating the supply of public housing and privately rented housing

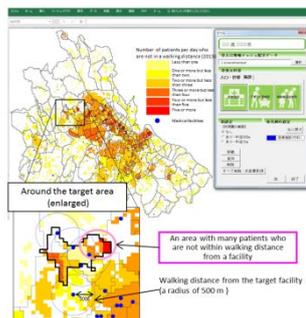
Housing standard for shared houses utilizing existing houses (draft)

Type of Household	Category	Housing standard (draft)
Single	Standard habitable area	Standard habitable area is calculated based on the number of persons living there: Habitable area (m ²) = 15N + 10 (N=number of persons living there/must be more than one)
	Private room	- A room of 9 m ² or larger for one person (including storage space)
	Shared facilities	- A kitchen, dining room, and living room (can be one dining/living room) - A toilet, bath (or shower room), changing room, washroom, and laundry room per five persons
Single-parent family	Standard habitable area	Standard habitable area is calculated based on the number of persons living there: Habitable area (m ²) = 17N + 10 (N=number of persons living there/must be more than one)
	Private room	- A room of 10 m ² or larger for one family (including storage space)
	Shared facilities	- A kitchen, dining room, living room, and study room - A toilet, washroom, and laundry room per four persons and a bath and changing room per five persons living there

* One primary school student or younger is assumed.

Technique for estimating the required volume of housing support and its appropriate allocation by region

Developing a program to estimate the necessary volume of housing support in the region from the viewpoints of space and timelines according to the change in the population and household composition and calculate appropriate allocation based on estimates of cost-effectiveness in terms of maintenance and operation of each function



Example of an operation screen of the prediction program

Technique for extending the life of individual unused public housing through strategic renovation and repair

Setting optimum required performance levels and developing a technique for planning the details and timing of renovations and repairs to realize the levels in a rational way, based on the actual performance level and needs for the use of each individual unused housing



Example of addition of an elevator tower between two residential buildings (barrier-free renovation)

Creating a living environment so that anyone from children to the elderly can live safely in a community

☞ Related articles (introduction of related articles of the divisions):

- Proposal of Housing Standards for the Shared Houses Utilizing Vacant Houses
- Toward the Appropriate Allocation of Medical and Welfare Facilities that Support the Lives in a Community