



Approach for Mixed-Community

< Creating Housings and Communities
for vibrant living of various generations >

-Utilizing UR Apartment Complex
as a hub of Regional Medical Welfare-

Feb. 2017



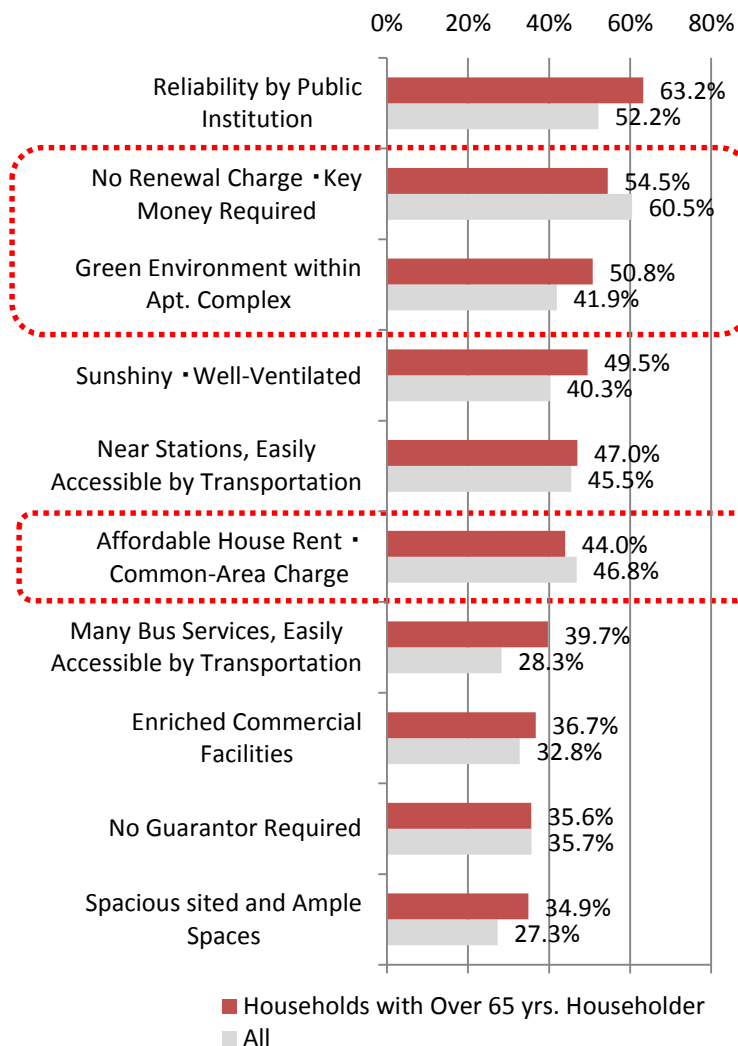
<Overview> The Stock of UR Rental Housing

Featuring . . .

- ◆ A lot of large-scale apartment complex, many residents gather and live, and the communities already formed
- ◆ Green Environment, ample buildings layout
- ◆ Affordable low house-rent, a sense of security, a good neighborhood ...and so on



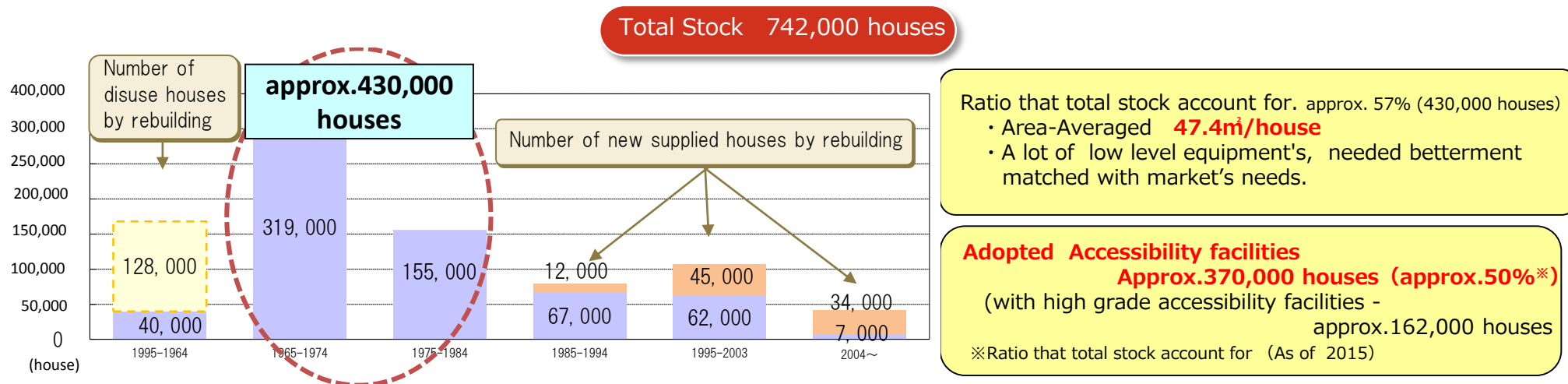
【Q. Ask the Residents the Reason to reside in UR Rental Housing】



<Overview> The Stock of UR Rental Housing

On the other hand,

- ◆ Deterioration of in-stock UR Rental Housing which have been supplied in large quantities in the late of 1960 ~1970.
- ◆ Challenge in expanding support on accessibility
(Needed low-cost renovation for universal usage)
- ◆ Necessity to increase repair variations of adopting accessibility in reusing and restructuring main stock of UR Rental Housing
 → Needed support in response to the elderly person having independent living who will grow weaker with aging



Perspective about this approach

With the goal of creating housing and community where multi-generations can continue active and healthy living, UR is promoting creation of **Mixed-City**, the community that different types of households such as aged, youth, child-rearing could live together and of living environment able to live continuously in their own community all through life.

“Creating housing and community where multi-generations can continue active, healthy living”

initiatively promoting →

Apartment Complex as hub of Regional Medical Welfare

Aged Households

Youth ~ Child-Rearing Households

Activate Community and multi-generational exchanges

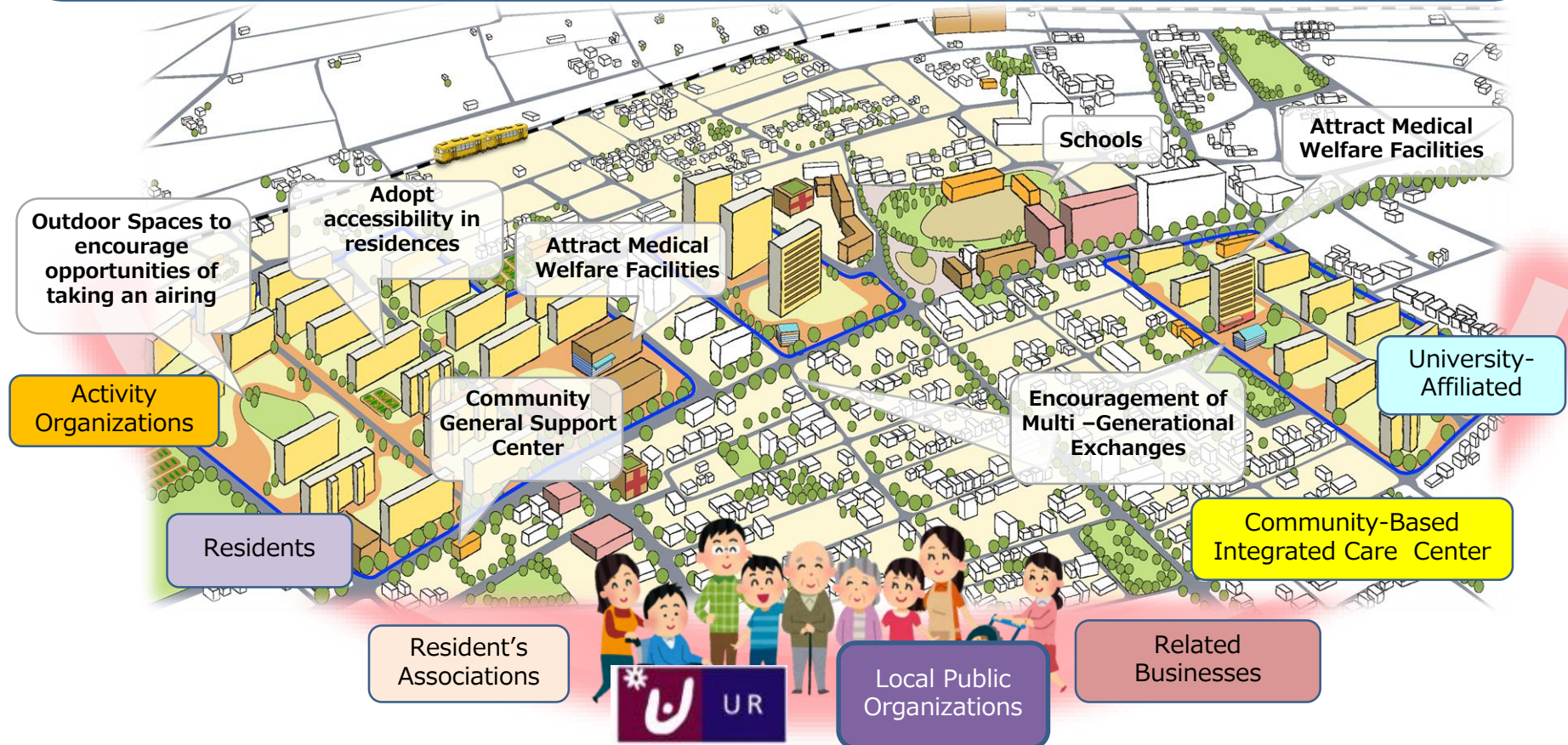
- attract and cooperate with medical welfare facilities conducive to community-based integrated care system
- Supply of various accessibility housings
- Arrange for moving the elderly to lower floors
- Apply discount to family living close to the aged household on condition that the both households live in UR Rental Houses
- Facilitate the environment for “Watching Care”
- • • and so on

- A diversity of support for child-rearing
- *attract a various supporting facilities for child-rearing
- *Utilize vacant houses for childcare support services
- *Utilize kid’s rooms/assembly houses for child-rearing support services
- Arrange for moving the elderly to lower floors
- Apply various discounts to house rent
- • • and so on



UR Apartment Complex Aims to Make Hubs of "Regional Medical Welfare"

Aiming to create housing and community where multi-generations can continue active, healthy living in their own area all through life based on apartment complex, UR is promoting to utilize UR Apartment Complex as hub of Regional Medical Welfare in collaboration with local organizations.



UR Apartment Complex Aims to Make Hubs of “Regional Medical Welfare”

For facilitating hub of Regional Medical Welfare

① Promote enhancement of medical welfare facilities in region :

Aiming to create the environment to continue to live in peace with having home healthcare ,nursing and care services throughout area where apartment complex is. For creating the environment, attract medical ・welfare facilities to the site of apartment complex and rental housing facilities, and promote making well-developed healthcare, welfare facilities in the region.

② Improve the living environments corresponding to the elderly and various generations :

Developing the housings designed so that the elderly can continue to live in peace and safe and also housings meets multi-generations needs. Addition to that, providing renovations for accessibility in common use area and watching care services.

③ Promote making community including youth households, child-rearing households :

Utilizing outdoor spaces, rental facilities and assembly houses which pertain on a site, promote the function of livelihood support services and opportunities for multi-generational exchanges.

■ CASE 1-1 : Attract to the site caused by renovation : Toyoshikidai Apartment Complex <KashiwaCity,Chiba>

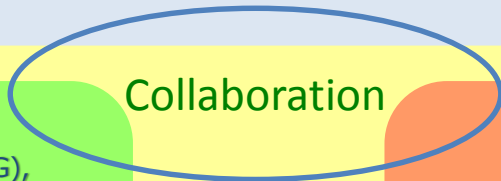
- ❑ Collaborate with IOG (Institute Of Gerontology, The University of Tokyo) and Kashiwa City, as an advanced model apartment complex which meets the super aging society
- ❑ Accomplish to build the real community-based integrated care system operating during 24hours through providing services applied from the serviced housing for the elderly and the regional medical hub where attracted to the apartment complex site.

Aging Society Research Group, Toyoshikidai Apartment Complex

UR (Urban Renaissance Agency)

Mixed Community between elderly person and child-rearing household

- Attract Special nursing home for the elderly
- Propose housing for Elderly (Universal Plan)
- Appropriate response for accessibility



Collaboration

Institute of Gerontology (IOG),
The University of Tokyo,

Aging in Place

- Introduce Medical Home Care System
- worthwhile life style by work

Kashiwa City

Lively Life Plan (The Fourth Term)

- Promote Preventive Care
- Built standard infrastructure, supporting life in the community living for many years
- Plan community living with no worries

■ CASE 2-1 : Attract to the vacant store of apartment complex (the diversified service housing for the elderly)

Takashimadaira Apartment Complex <Itabashi Ward, Tokyo>

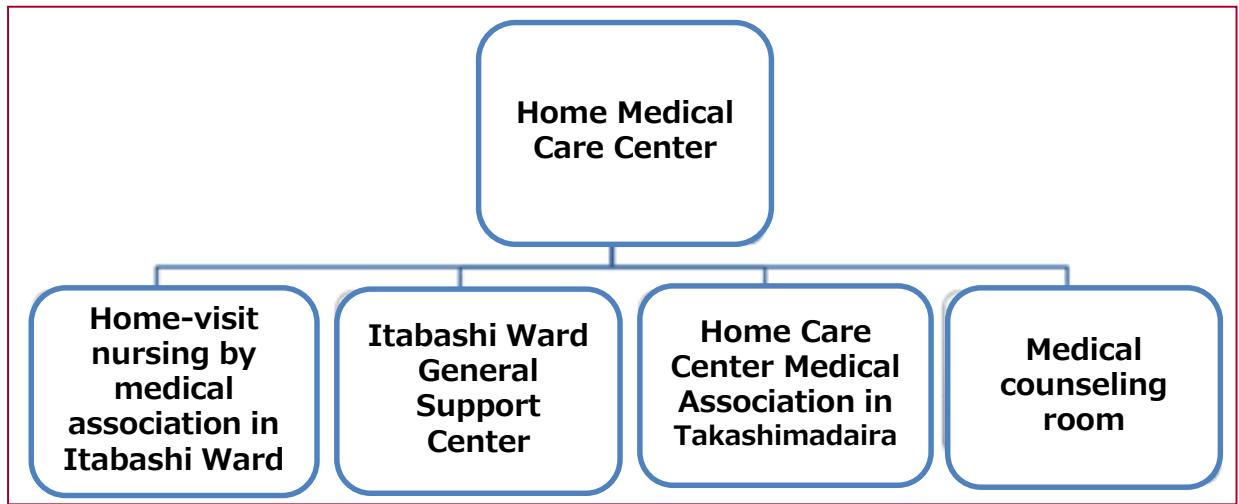
<Outline of apt.compx. > • Location : 1min walk from 'Takashimadaira' St., Toei Mita Line
• the number of houses : 8,287 (maintenance has started in 1971)

Collaboration with residents, administrations, and the people related to the community

- ◆ Community-based Integrated Care informal meeting (Itabashi Ward, Community General, Social Welfare Council, Welfare Commissioner, U R)
- ◆ Open home medical center which has the community medicine/nursing care one-stop counter function (May 1, 2016) in the apartment complex property, collaborating with Itabashi Ward, Itabashi Ward Medical Association, and UR to promote home medical care



《the facilities of home medical care center in Itabashi Ward》



■ CASE 2-2 : Attract to the vacant store

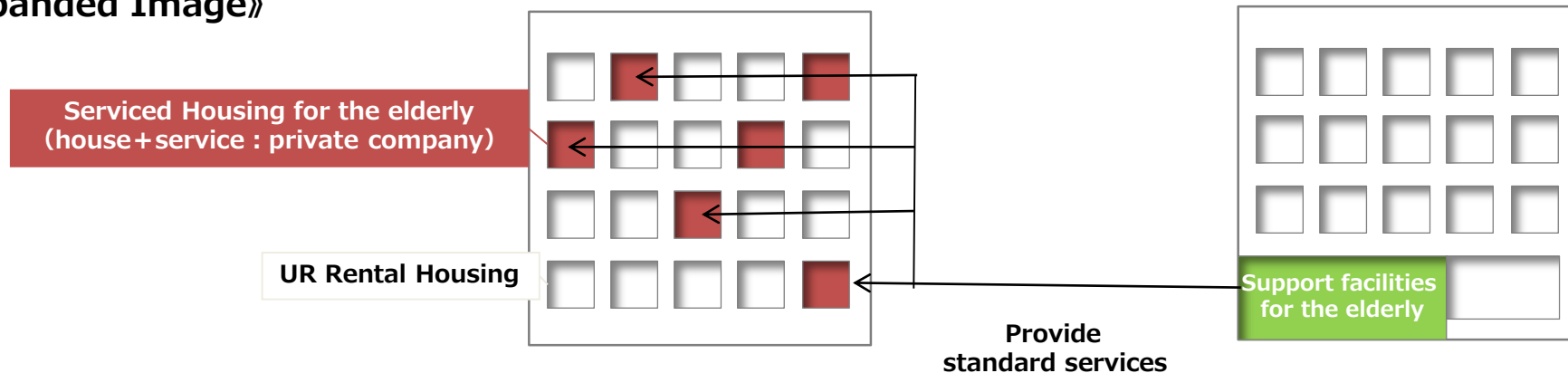
(the diversified service housing for the elderly)

Takashimadaira Apartment Complex <Itabashi Ward, Tokyo>

Maintain serviced housing for the elderly using existing houses

- The number of target is thirty-five houses (Up to fifty houses are available)
- Provide standard services(grasping the situation, life counseling), using rental facility as service hub.
- Provide standard services to the residents of UR Rental (upon request base) Housing (optional)

《Expanded Image》



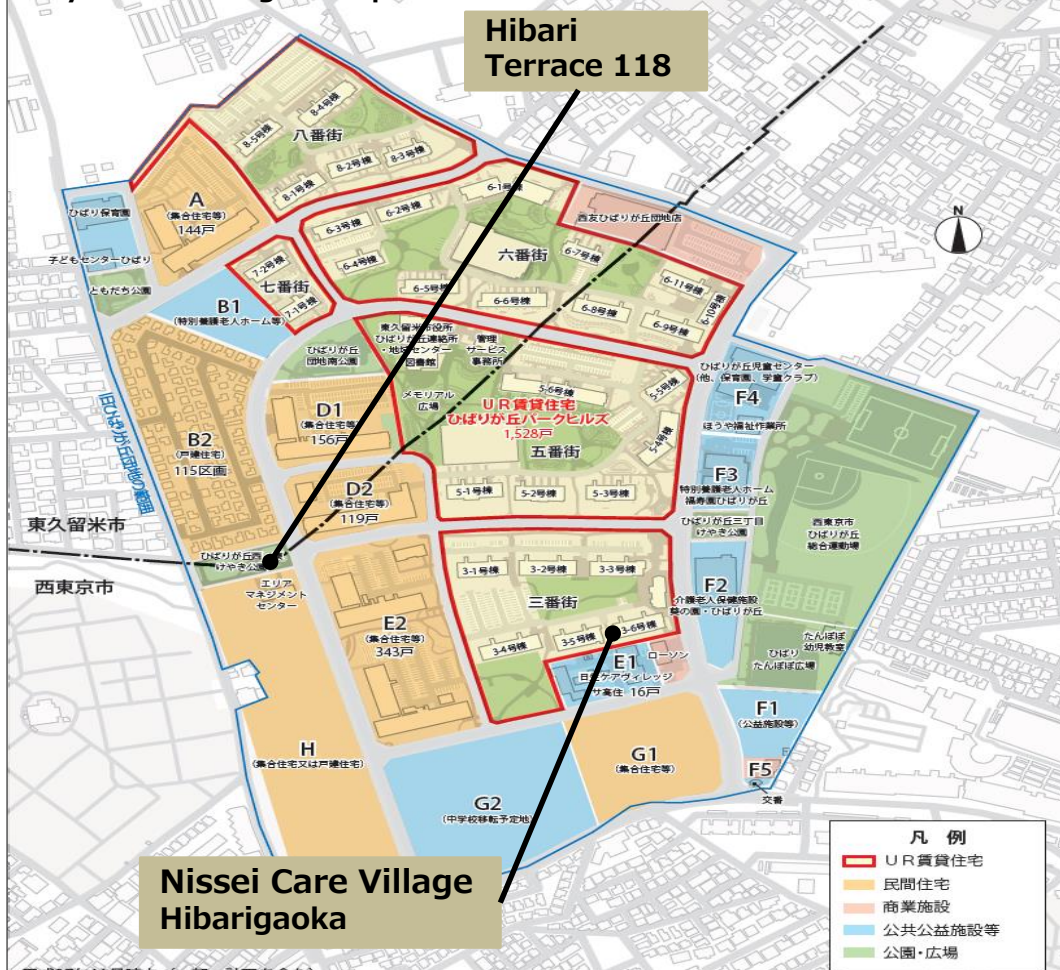
Focus on Mixed Community : Hibarigaoka Apartment Complex

<Nishi Tokyo City, Tokyo/Higashikurume City, Tokyo>

attract functions promoting the area's 'Community-based Integrated Care', 'Area Management', and "Creating Community" to the apartment complex

<Outline of apartment> • 1min walk from bus stop, and 6min by bus from Hibarigaoka St, Seibu Ikebukuro line • the number of houses : 1,504 (The maintenance has started in 2004)

Layout of Hibarigaoka Apartment



Main facilities in the apt. compx.

- Elderly support facilities
 - Special nursing home for elderly (Two facilities)
 - Health care facilities for elderly Nissei Care Village
- Community facilities
 - Nanbu community center Hibari Terrace 118
- Childcare support facilities
 - Nursery school (Two facilities+a)
 - Children's hall · Children's center, After-school childcare Tanpopo Pre-school

Hibari Terrace118 (Community Facility)



Before Renovation



After Renovation

※ the contents of the publication is as of Apr. 1, 2016