



Aging in Place in UR housing community

Takashi Sugito
Vice President
Urban Renaissance Agency (UR)

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UR (Urban Renaissance Agency)

Government owned agency under the jurisdiction of MLIT

- Established in 1955 as a public corporation (JHC)
- 740,000 rental housing units
- urban renewal / disaster recovery



First JHC rental housing built in 1950s
(Kanaoka Housing Complex, Osaka)



UR rental housing built in 2004
(Shinonome Canal Court)



Disaster recovery effort from
the Great East Japan
Earthquake, 2011

- 13 trillion yen (\$120 billion) asset / 3,200 employees
- Independent budget from national government

Strategy of “UR Welfare”

Medical & welfare services to local communities in UR complexes.

National Goal

Form medical & welfare service hubs at 150 UR complexes by 2025.

Key Features

medical, nursing, child-related facilities



Home modification and living service for multigenerational residents



Community with safety and comfort for seniors and young families



Current Status

- forming medical & welfare service hubs in 87 complexes
- 6 are already “formed” (As of May 2017)

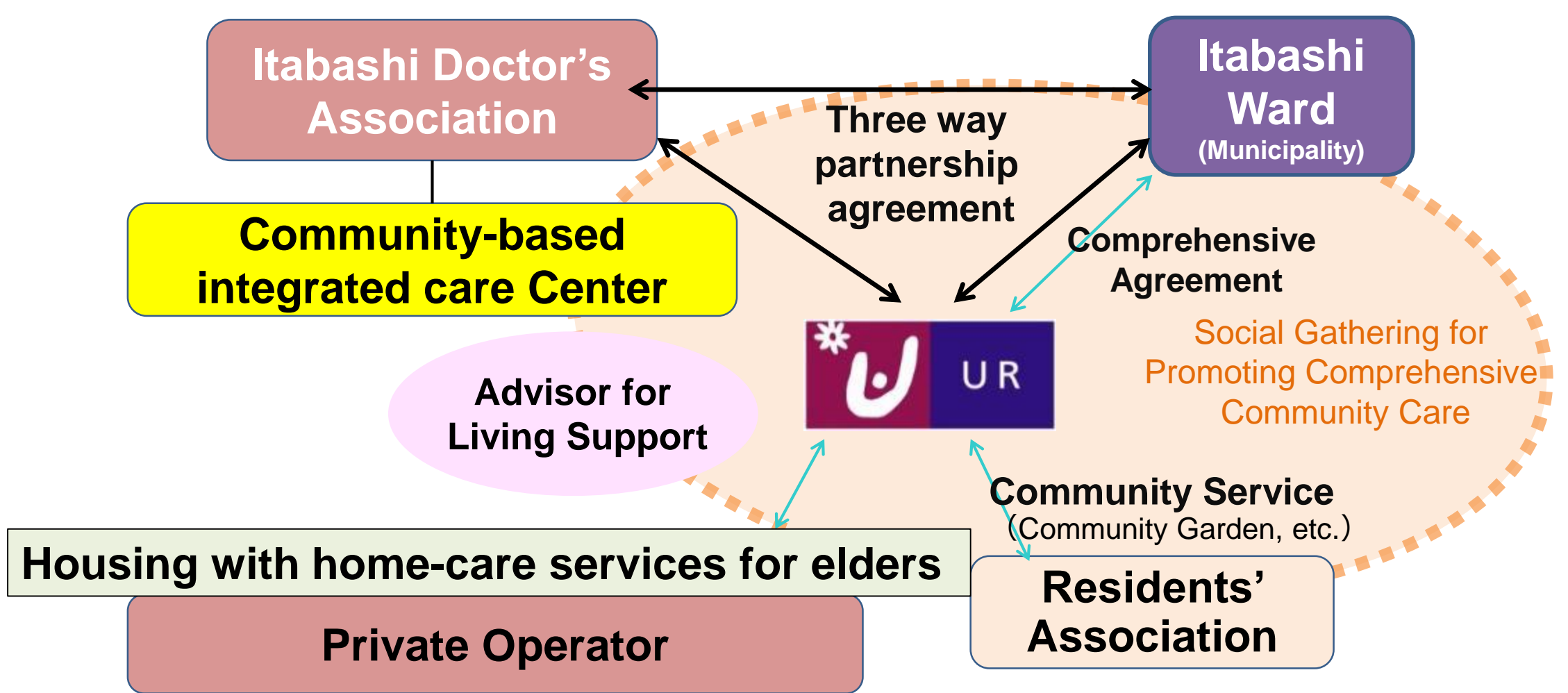
Case 1. Takashimadaira

Introduction of Medical & Nursing Service Center

1. Purpose / Function

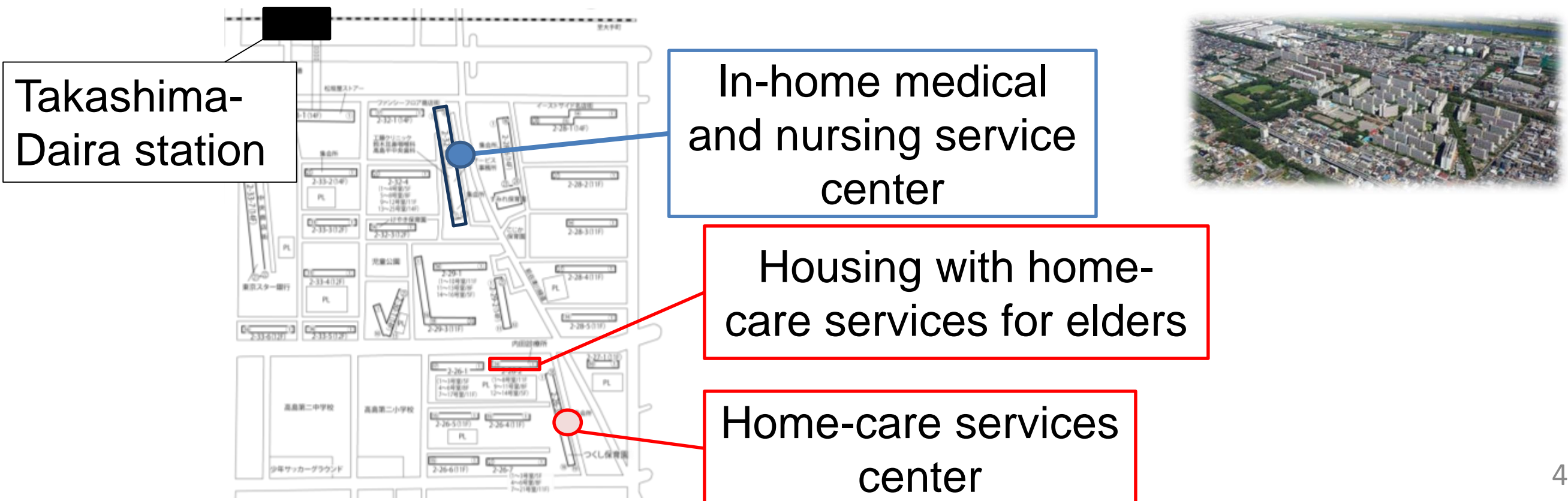
- Medical & nursing service for local community using UR facilities.
- Create cooperative partnership with the local doctor's association.
- Housing units with home-care services for elders are located on site.

Partnership Scheme



2. Overview of UR Takashimadaira Housing Complex

Location / Access by Public Transportation	North-west part of Tokyo (16km from the center of Tokyo) 30min access by train to the center of Tokyo 1 min walk from the station
Housing size /rent	Studio – 3BR / \$500-\$1000
Completed / # of units	1972: 8,287units
Demography	43% of residents are above 65 years old
	Elevators are introduced to all buildings




Takashima-Daira station

In-home medical and nursing service center

Housing with home-care services for elders

Home-care services center

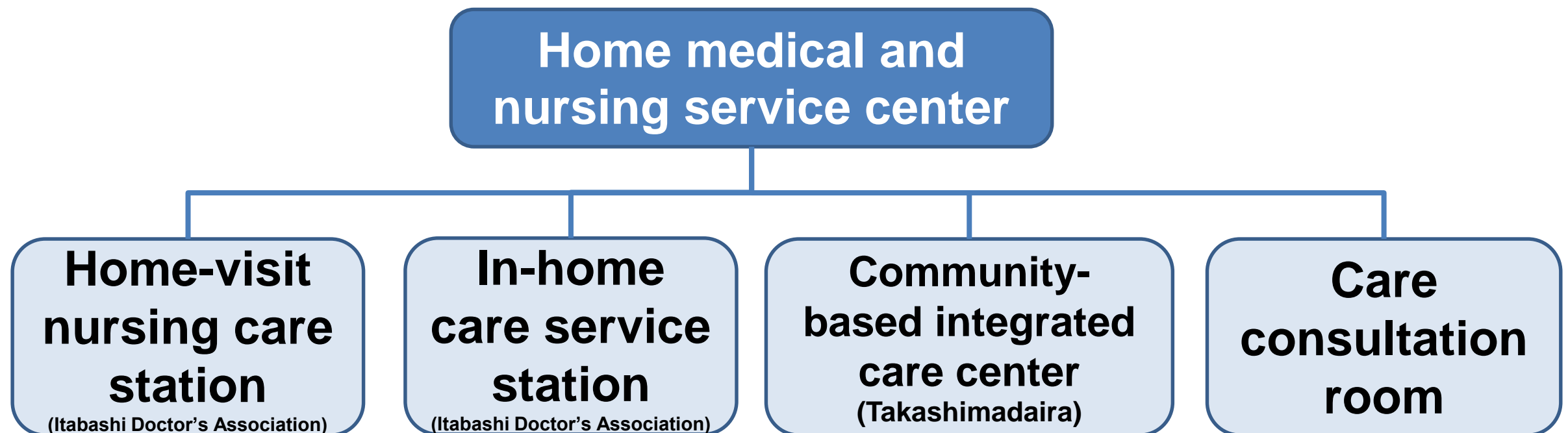


3. History

- Jun 2011 UR – Itabashi Ward: Comprehensive Agreement
- Aug 2015 UR – Itabashi Ward - Itabashi Doctor’s Association: Three way Partnership Agreement
- May 2016 Home medical and nursing service center has opened

4. Scheme

- UR is lending vacant facilities to the Doctor’s Association.
- Doctor’s Association operates a home medical and nursing service center with multiple functions (one-stop facility)



Case 2. Toyoshikidai

Collaboration with local government and university

1. Purpose / Function

Innovative housing community model for the super-aging society:
True “Community-based integrated care” with 24hour service

It also provides,

- In-home medical service
- Education for in-home medical and nursing service
- Jobs and learning opportunities for elders to live lively
- Barrier-free housing and mobility for elders
- Living support service / health program



Support job in a nursery

Photos by courtesy of Kamei Kogyo Holdings. Co., Ltd (left)



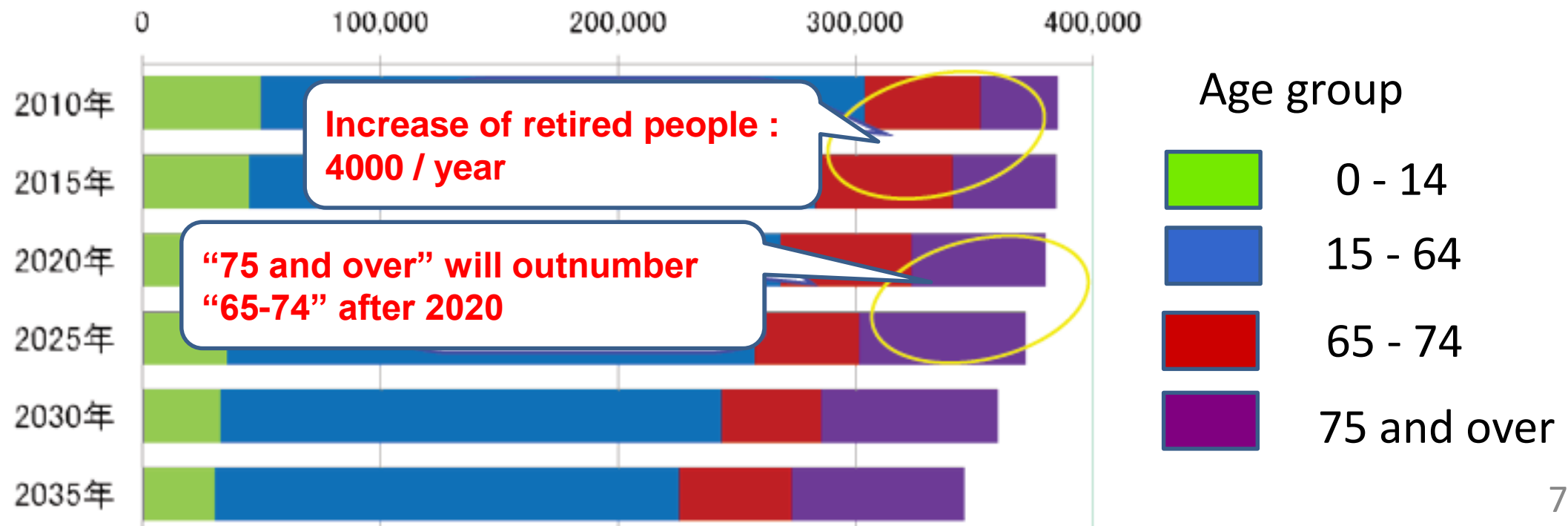
Community food court
(planned opening in FY2017)

Aging Society Research Group – Toyoshikidai community in Kashiwa City (right)

2. Overview of UR Toyoshikidai Housing Complex

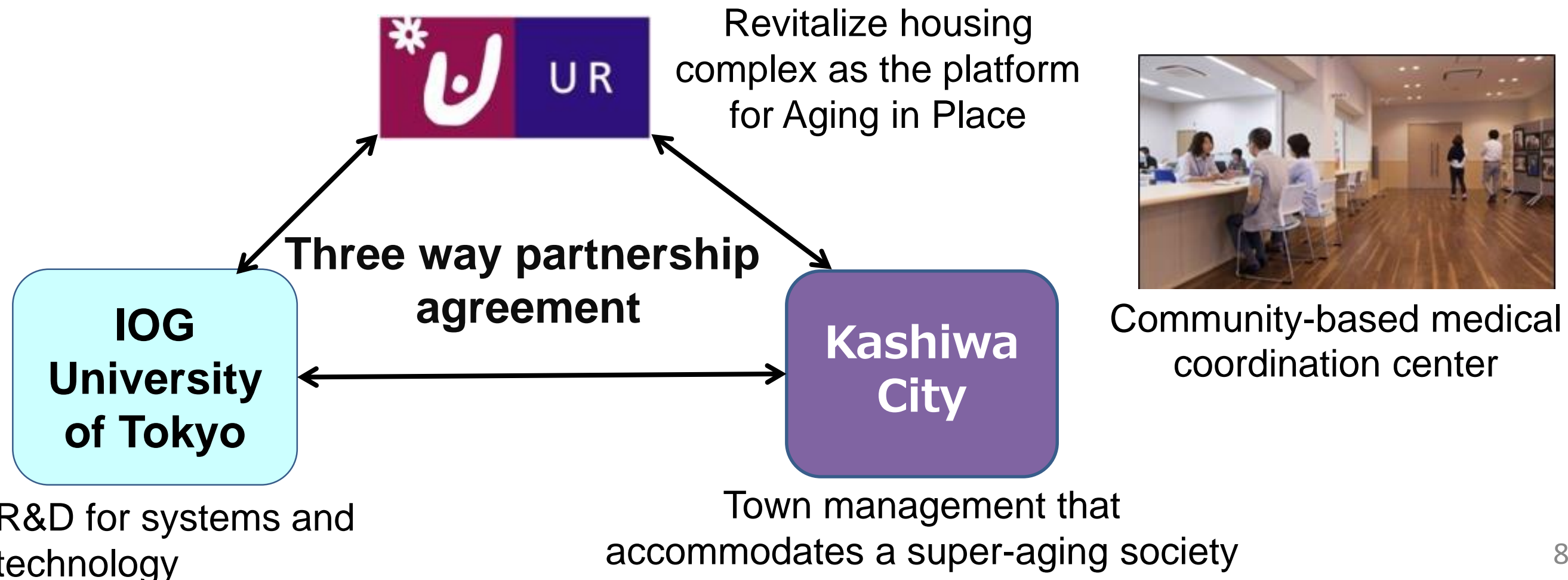
Location / Access by Public Transportation	North-east outskirts of Tokyo (30km from the center of Tokyo) 40min access by train to the center of Tokyo, 5 min bus ride from the station
Housing size /rent	Studio – 4BR / \$550-\$1200
Completed / # of units	Originally built in 1964, some are rebuilt from 2008: 2,100units in total
Demography	50% of residents are above 65 years old

Population projection by age group in Kashiwa city (2011)



3. History

- May 2010 UR – Kashiwa City - the Institute of Gerontology (IOG) of the University of Tokyo: Three way partnership agreement
- Oct 2011 A special nursing home for the elderly has opened
- Apr 2014 Community-based medical coordination center has opened
- May 2014 Medical / nursing service center has opened.



4. Scheme / Feature

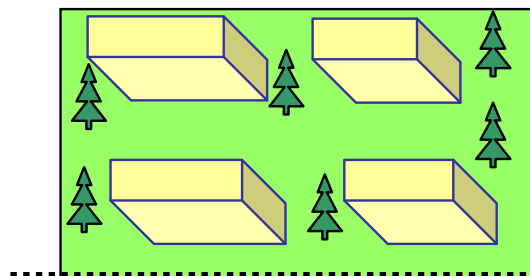
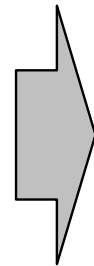
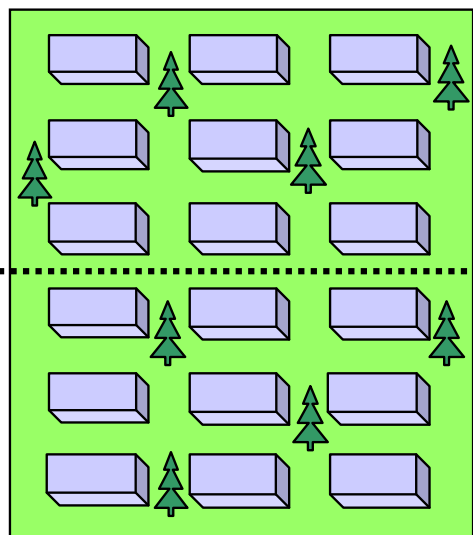
Use of vacant land created by clearance of old housing complexes

Newly located

- home-care services for elders,
- nursery,
- in-home medical and nursing care center
- community-based integrated care center

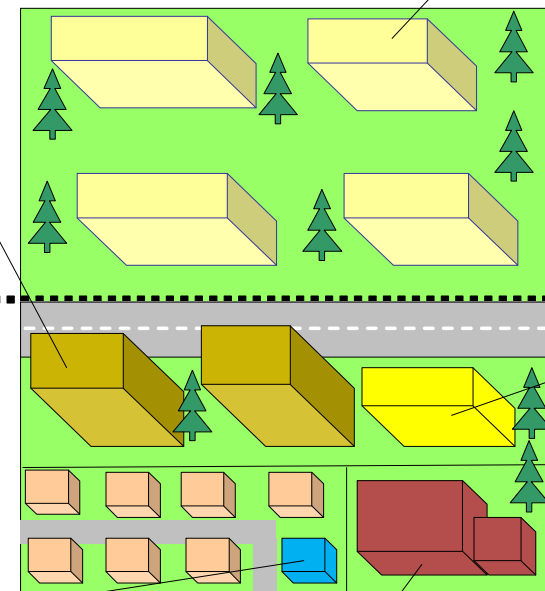


Old UR residence



Clearance of old UR housing complexes

Condominium developed by private developer



Nursery

Medical and nursing care center



New UR residence

Community-based integrated care center

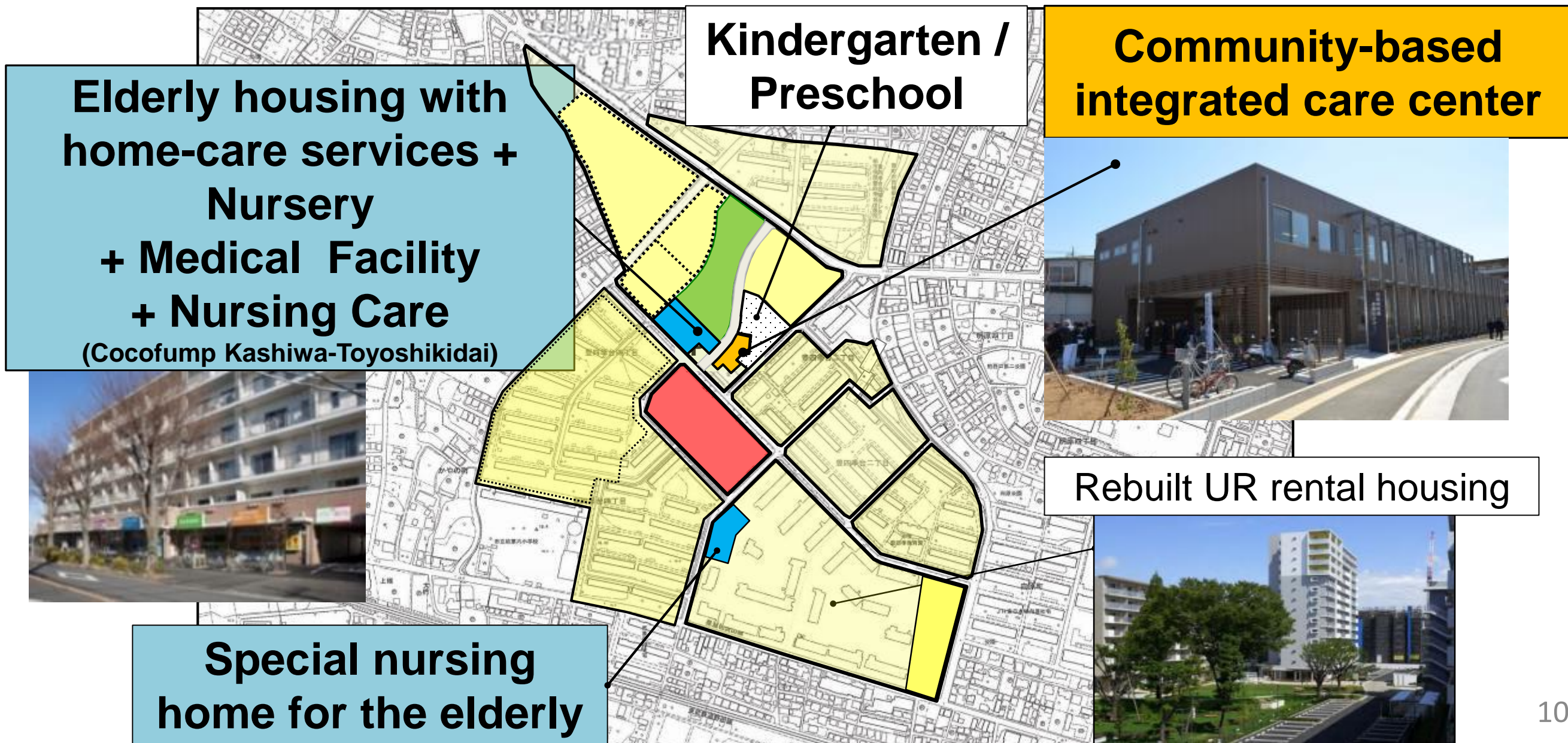
5. Early Results

In-home medical and nursing care center 14 (Apr 2010) → **31** (Mar 2016)

Home-visit nursing care station 11 (Mar 2011) → **23** (Mar 2016)

End-of-life care outside of hospital or home 47 (FY2010) → **189** (FY2013)

Creation of jobs for elders to live lively: **Over 200**



Kindergarten / Preschool

Community-based integrated care center

Elderly housing with home-care services + Nursery + Medical Facility + Nursing Care (Cocofump Kashiwa-Toyoshikidai)

Rebuilt UR rental housing

Special nursing home for the elderly

Case 3. Living support service by convenience store

1. Purpose / Function

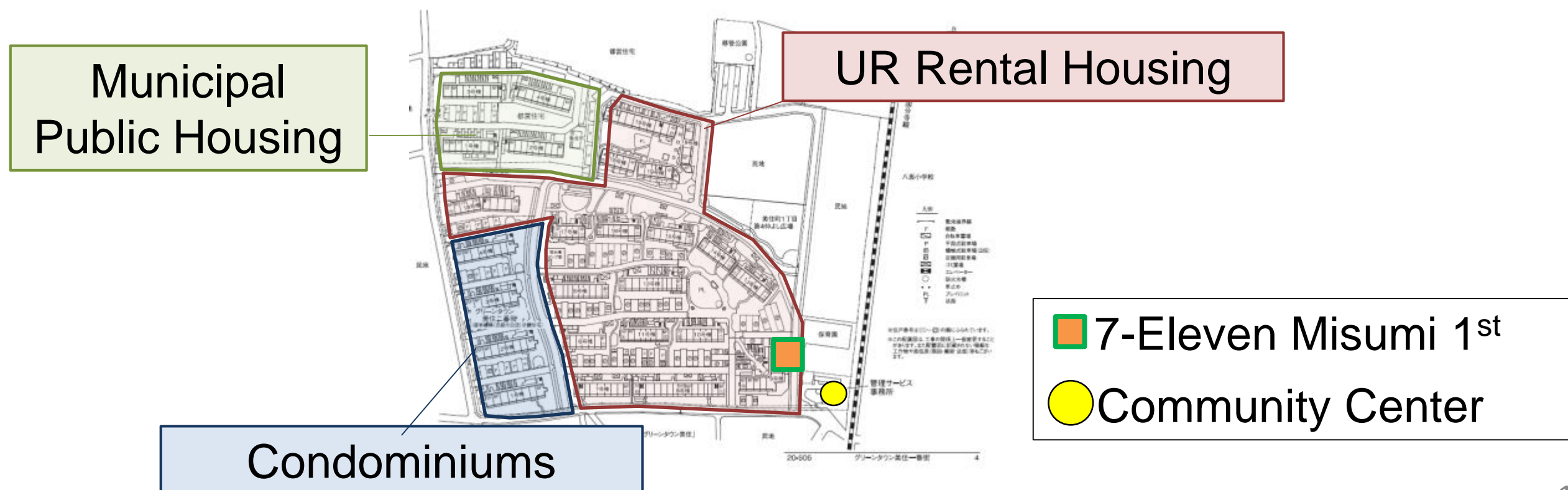
Increase the value and convenience of living through services at convenience stores such as:

- Living support services (food delivery etc.)
- New jobs for senior residents who are willing to work
- Services and publicity for UR residents



2. Overview of UR Greentown Misumi 1st Housing Complex

Location / Access by Public Transportation	Western suburb of Tokyo (20km from the center of Tokyo) 30min access by train to the center of Tokyo, 10 min walk from the station
Housing size /rent	Studio – 4BR / \$550-\$1300
Completed / # of units	Rebuilt in 1993: 945 units
Demography	20% of residents are above 65 years old



3. History

Jul 2016 UR has entered into a collaboration agreement with convenience store chains

Apr 2017 First experimental store has been launched by Seven-Eleven Japan



4. Scheme

- UR is lending vacant store space by public offering
- Tender by convenience store chains / franchisees on the condition that the store must provide living support service

5. Early Findings / Expected Outcome

- Food delivery / living service is quite popular among elders
- Residents (seniors and young parents) are eager to work in the store
- Store and merchandize can be customized by the voice of residents
- Convenience stores can be a focal point of community service for multigenerational residents



Fresh vegetables
in convenience store



1. Purpose / Function

- Provide living support service for aging population to realize safe and comfortable environment for multigenerational residents
- Form local hub for community activity and revitalize local economy

2. Overview of UR Nagayama Housing Complex

Location / Access by Public Transportation	Western suburb of Tokyo (30km from the center of Tokyo) 33min access by train to the center of Tokyo, 15 min walk from the station
Housing size /rent	Studio – 4BR / \$400-\$900
Completed / # of units	1971: 3300 units
Demography	50% of residents are above 65 years old
Other features / Difficulties	Located in one of the largest “New Towns” The town is spread on the hillside and is difficult to have a barrier-free environment 2/3 of buildings are without elevators (5 story buildings)

3. History

Mar 2015 MLIT requests for a pilot project for innovative service:
 “Establishing logistics network to support sustainable local community and economy”

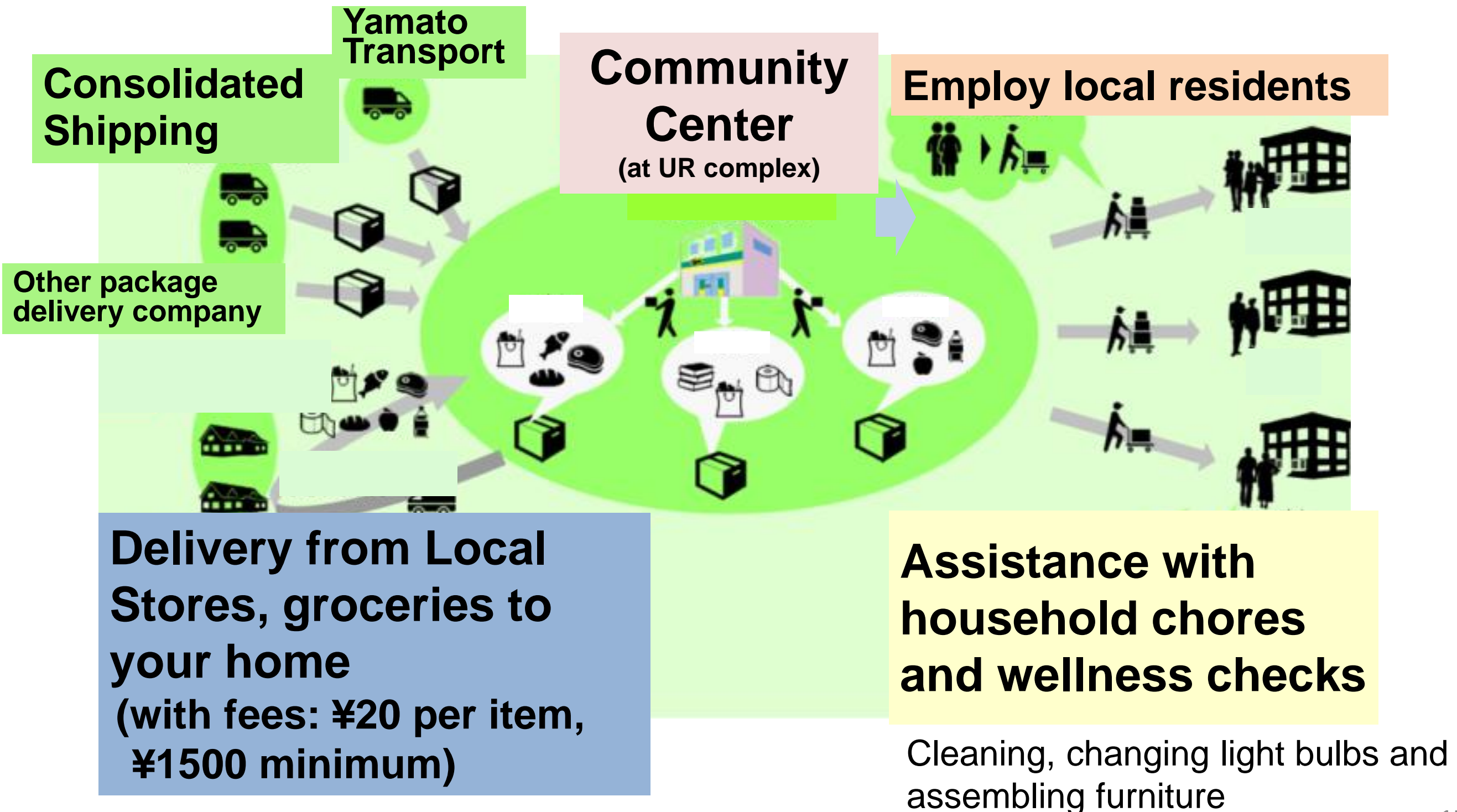
Jul 2015 MLIT selects the proposal by Yamato Holdings in Tama
 New Town as one of the pilot projects

Apr 2016 Good Living Support Station has begun its service



4. Scheme

Neco-Sapo (Good Living Support) service



5. Early Findings

Community events

Attracted 800 people / month to the Neco-Sapo Station
 400 people/ month have participated in the events.

Delivery from Local Stores, groceries

Typical users: 60s-80s, women, upper floor(4th or 5th) residents
 without elevator), many repeaters

Assistance with household chores

Typical users: above 70s, seasonal use / weekly repeaters
 Typical needs: moving of heavy items, cleaning for high places,
 fixing screen windows, accompany to hospitals

