

# **Revitalization of Public Housing**

## **Challenges and Celebrations**

### **in Toronto and Japan**

**Sayaka Fujii**

Visiting Professor, University of Toronto

Associate Professor, University of Tsukuba, JAPAN

# Regent Park Revitalization

- **Critics**

- Anxiety and frustration over the relocation
- Dislocation and loss on community network
- Lack of residents' voices in planning process
- Social mix does not work

- **Celebrations**

- Residents' participation
- New community facilities and service
- Access to new facilities and opportunities
- Improved the image of neighborhood

# Regent Park Revitalization

- **Two questions**

How we can improve the communication with residents in planning process?

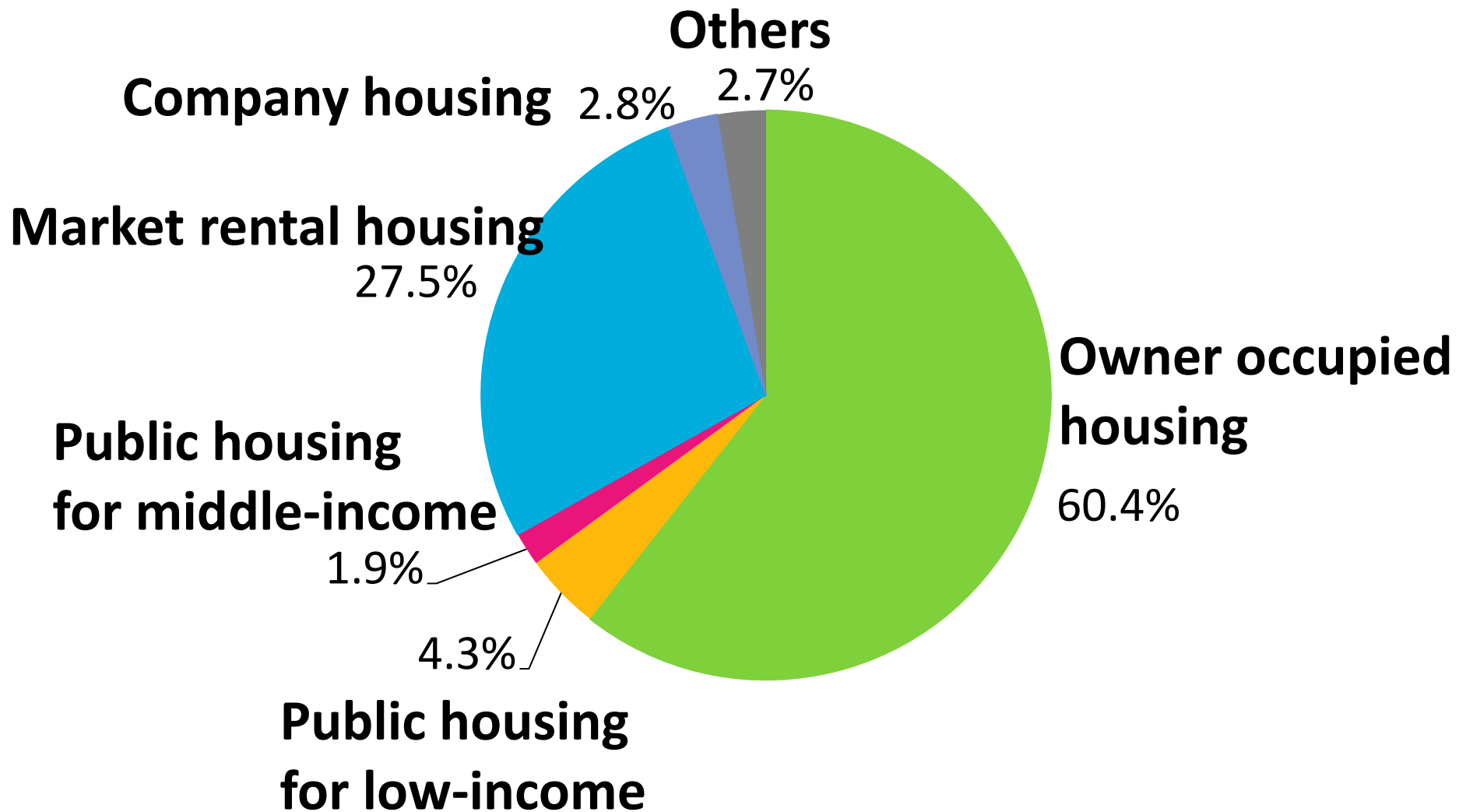
How we can enhance communication between new and existing residents to make social mix works?



# Overview of Public Housing in Japan

- **Housing condition after the second world war**
  - 4.2 million housing units were lost,  
that was one fifths of all housing units across the country
- **3 methods of post war housing policy**
  - Japan Government Housing Loan Corporation in 1950
  - **Public Housing Act** in 1951.
  - Foundation of **the Japan Housing Corporation (JHC)** in 1955
- **Goals of housing policy**
  - **1950-70 Elimination of Housing shortage**
  - 1970-90 from Quantity to Quality
  - 1990-present Market-oriented Approach & Stock Utilization

# Overview of Public Housing in Japan



Source: Housing and estates survey in 2008, Japan Statistical Yearbook 2014

Statistical Survey Department, Statistics Bureau, Ministry of Internal Affairs and Communications

# Overview of Public Housing in Japan

## **“KODAN” housing**

- National Public Housing Corporation
- Urban Renaissance Agency (URA)
- For middle-income

760,000 units

“KO” means public  
in Japanese

## **“KOEI” housing**

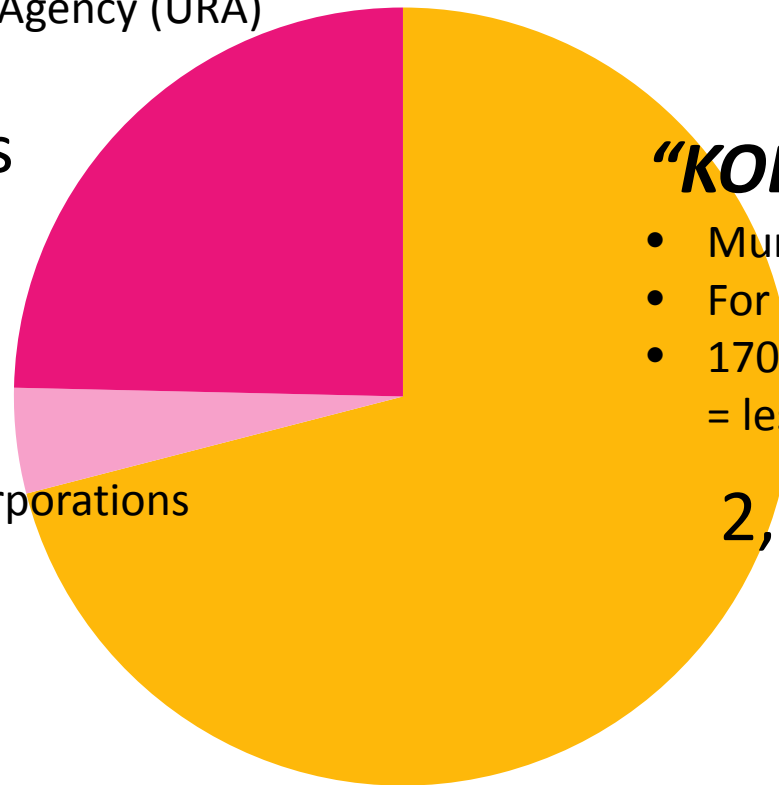
- Municipalities
- For low-income
- 1700 cities and 47 prefectures  
= less than 1,500 per city

2,190,000 units

## **“KOSHA” housing**

- 57 Municipal housing corporations
- For middle-income

135,000 units



# URA's Challenge of Revitalization

- Background of revitalization
  1. Aging and shrinking population
  2. Long term recession and lack of public financial resources
  3. Risk of huge earthquakes
  4. Reform of the national housing corporation
    - URA must decrease a number of housing stock
    - URA must utilize housing stock
    - URA must decrease a number of vacancies
    - URA must meet needs of the elderly

# URA's Challenge of Revitalization

- Planning Rational of revitalization
  - To decrease a large number of vacancies
  - To fix dilapidated structures and obsolescent facilities
  - To reinforce building structures against the big earthquakes
  - To offer barrier-free environment for the elderly
  - To create care bases for the elderly
  - To create generation and income mixed communities
  - To provide family friendly environment for new residents



# URA's Challenge of Revitalization

- Revitalization projects

Type	No. of units	To be Completed by 2018
<b>Estate redevelopment</b>	160 000	80 000
Total redevelopment	40 000	40 000
Partial redevelopment and renovation	40 000	20 000
Downsize and demolition	80 000	20 000
<b>Stock utilization</b>	570 000	---
<b>Conversion</b>	10 000	10 000
<b>Ownership transfer</b>	30 000	20 000

To create care bases for the elderly in 100 estates by 2020

# Revitalization of *Tama-daira*, Tokyo



Source: <http://codan.boy.jp/danchi/tama/tamadaira/index.html>

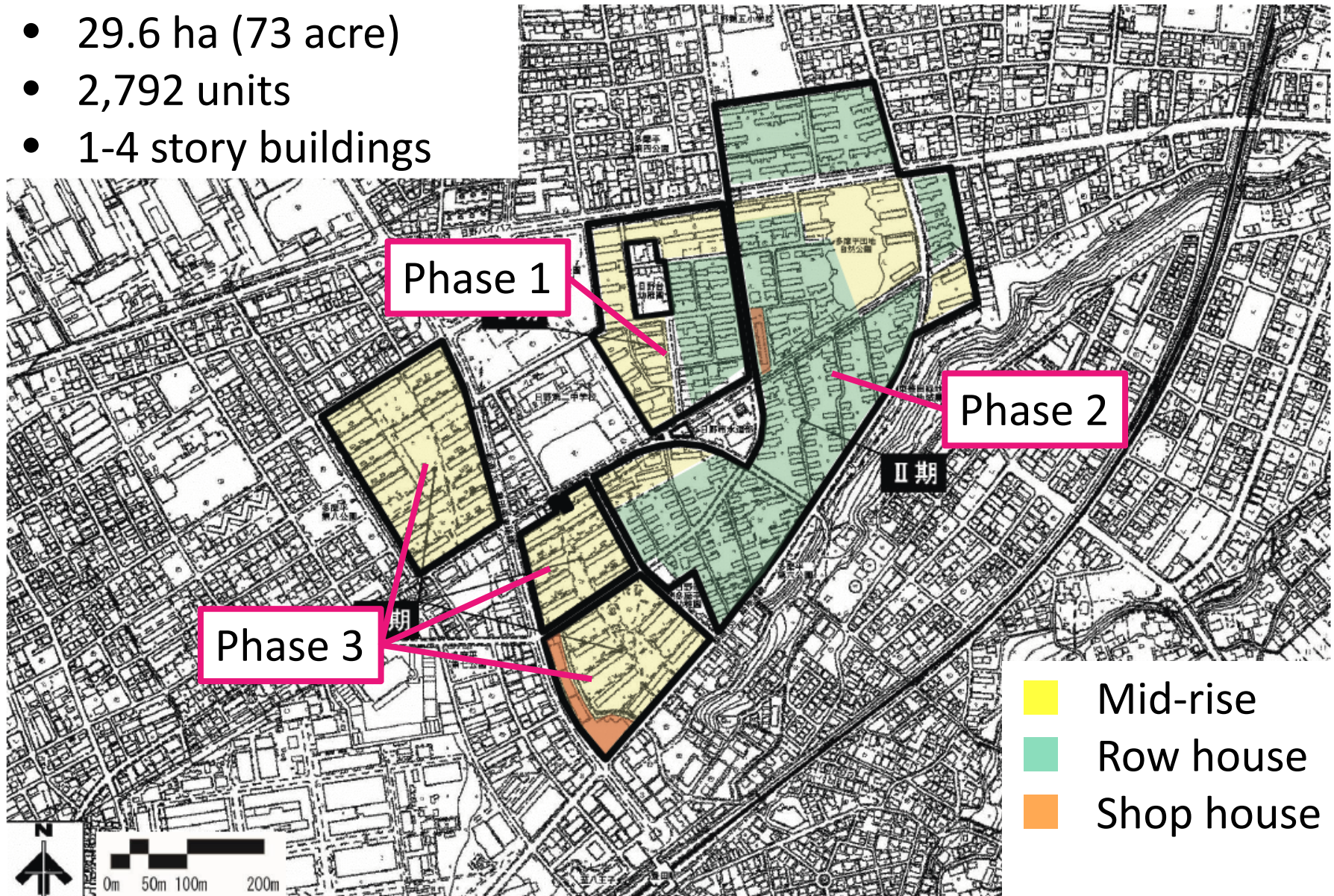
# Revitalization of *Tama-daira*, Tokyo

- 1980s: Study on revitalization  
Negotiation with the Hino city
- 1996: Amendment of zoning and district plan  
Communication with residents started
- 1997: Phase 1 started
- 2002: Return of Phase 1 residents  
Phase 2 started
- 2004: Reorganization of URA  
Return of Phase 2 residents
- 2005: Phase 3 started
- 2007: Return of Phase 3 residents
- 2010: Pilot project started
- 2011: Opening of the Pilot project



# Revitalization of *Tama-daira*, Tokyo

- 29.6 ha (73 acre)
- 2,792 units
- 1-4 story buildings



Source: Presentation material by Urban Renaissance Agency



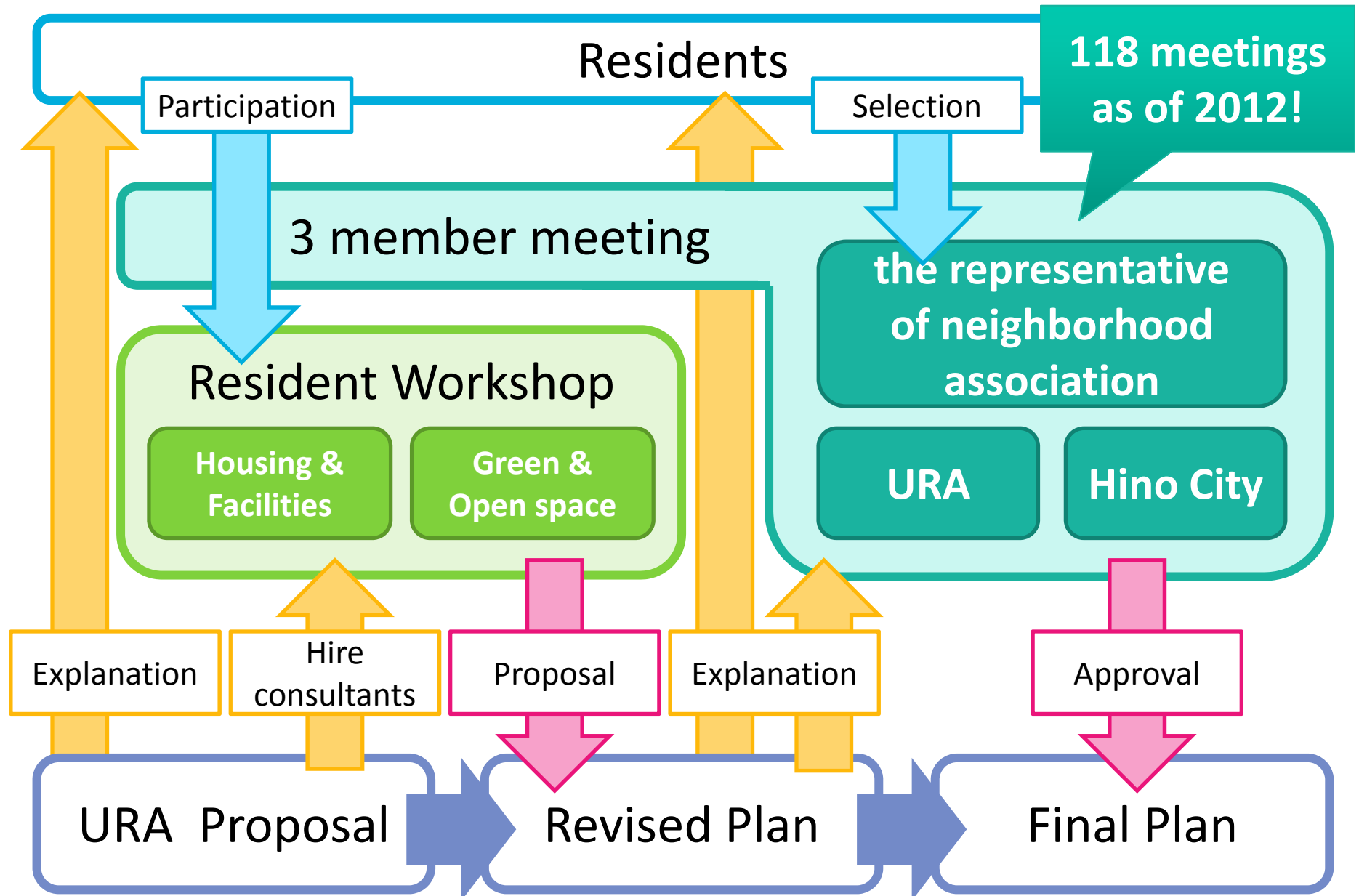
- 18ha (45a) + 11.6ha (29a)
- 1,528 units + 2,200 new units
- 6-13 story buildings



# Revitalization of *Tama-daira*, Tokyo

	Before	After
Total area	29.6 ha (73 acre)	18ha (45a) Public housing + 11.6ha (29a) Land sold
Housing units	2,792 public housing	1,528 public housing + 162 low-income p.h. + over 2,000 units of condominiums, detached housing etc
Building height	1-3 story	6-13 story
Floor area ratio	31 % to 55 %	105% in URA area 200+% in others
Unit size	26-63 m <sup>2</sup> 280-680 ft <sup>2</sup>	35-84 m <sup>2</sup> 375-900 ft <sup>2</sup>
Rent (2bedroom)	390ft <sup>2</sup> (36m <sup>2</sup> ) C\$390 (¥41,000)	540ft <sup>2</sup> (50m <sup>2</sup> ) Over C\$950 (¥100,000)

# Communication with residents



# Housing & Facilities WS

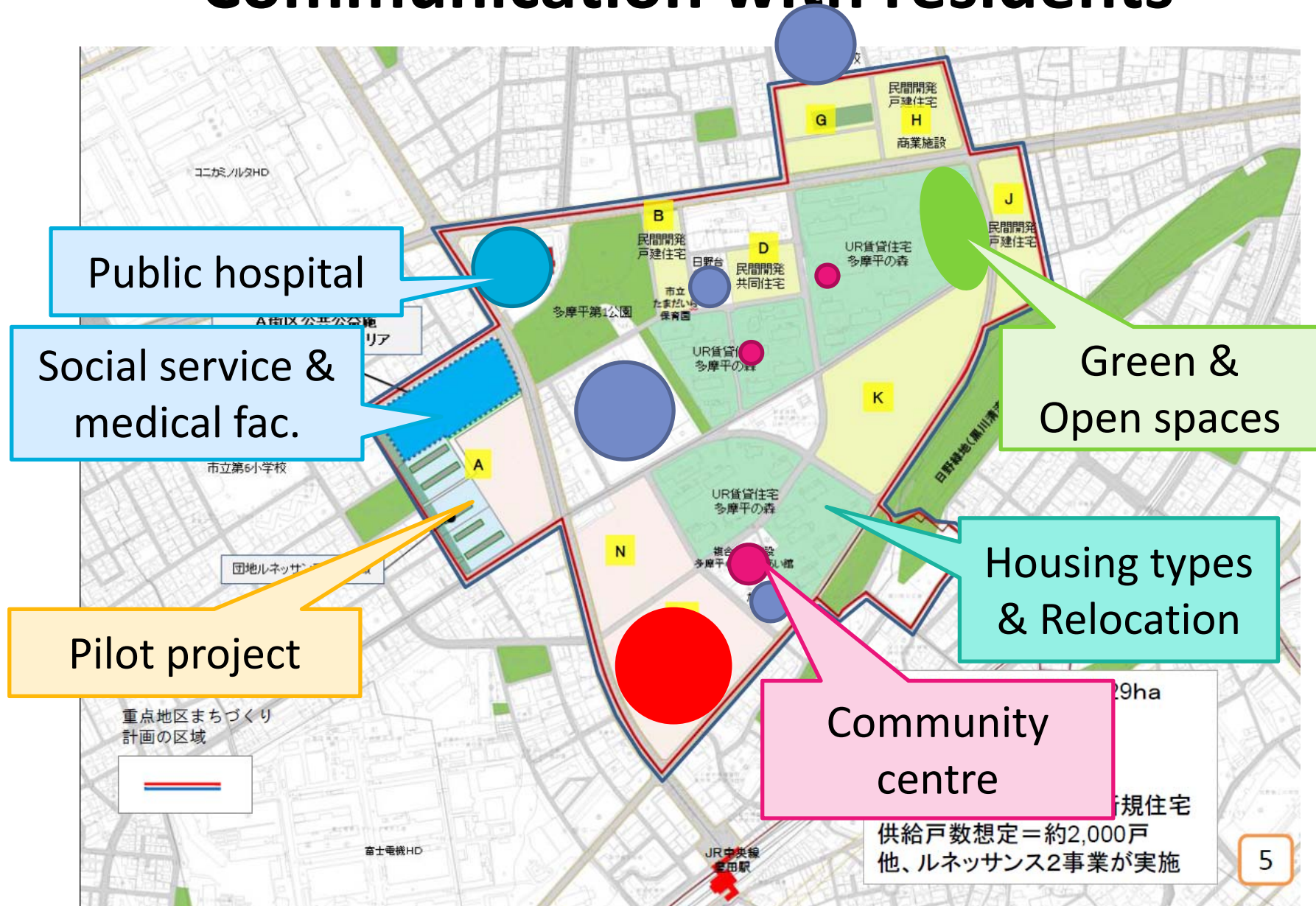
- Housing unit designing workshop process
  1. Sharing memories and favorite places
  2. Developing common understanding of good (should be preserved) and bad (should be renewed) features
  3. Designing new housing units
  4. Open house of model units based on WS outputs
- Unit design outputs
  - 8 housing unit designs in the former estate
  - 43 housing unit designs were realized in revitalization
- Community facilities outputs
  - Location and function of community centers were discussed and realized in revitalization



# Green & open spaces WS

- Tamadaira forest was a great asset of this estate
- Green workshop process
  1. Studying types of trees in the forest
  2. Learning how to maintain these forest
  3. Designing facilities such as path and picnic area
  4. Maintaining the forest after revitalization
- Tree preservation outputs
  - Symbol trees and street trees were preserved and taken into the landscape design of revitalization
- Community garden outputs
  - Residents are taking responsibilities of community gardens
  - Community gardens are great meeting places for both new and former residents

# Communication with residents

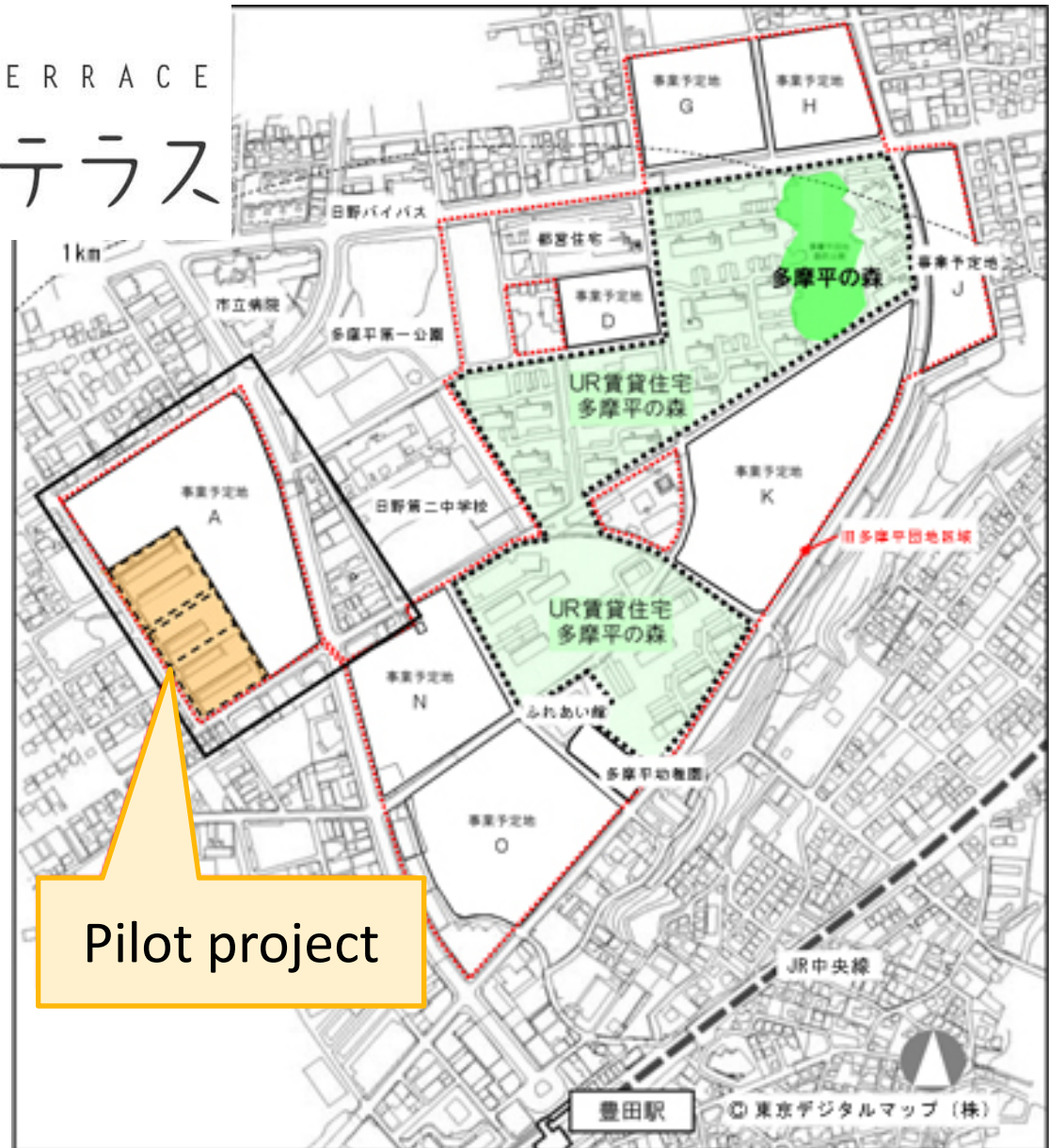


# Pilot project



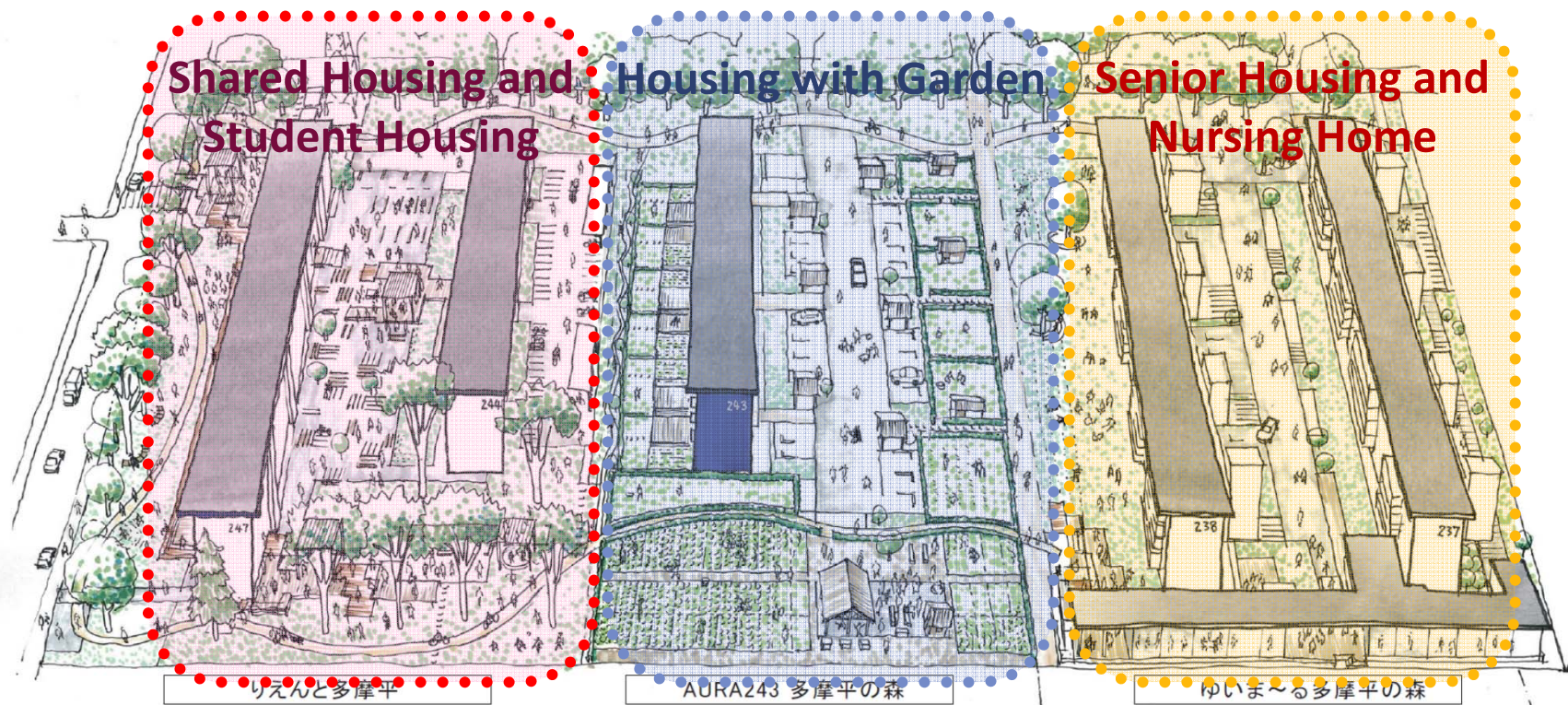
TAMAMUSUBI TERRACE

たまむすびテラス



Source: URA <http://www.ur-net.go.jp/rebuild/rn2/gaiyou/>



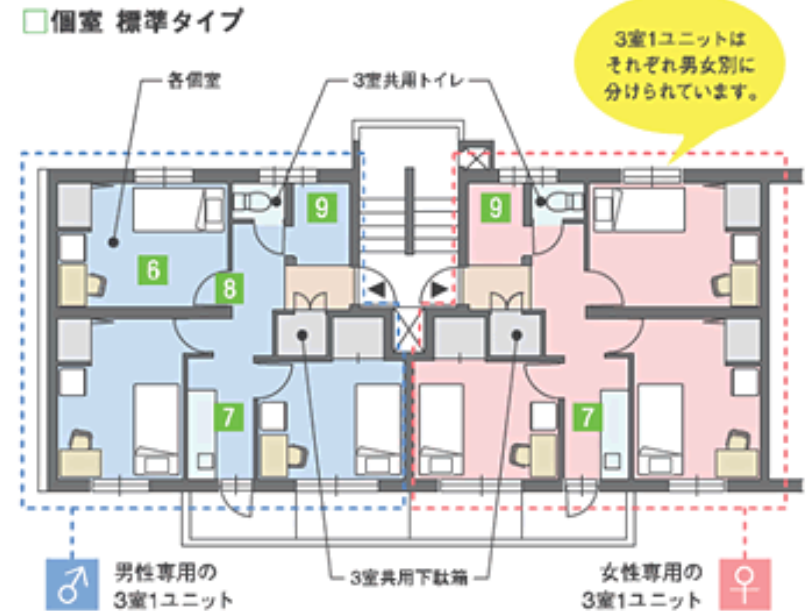


Projects	Share & student housing	Housing with garden	Senior and nursing home
Buildings	2 buildings	1 building	2 buildings
Before	56 units	24 units	64 units
Use after projects	142 rooms Common lounge, showers and washing machines	24 units Rental farms Garden with a cabin	32 senior units 31 community units 9 Multifunctional nursing units
Targeted residents	Young workers Students	Couples Young family Seniors	Seniors Both singles and couples

Source: URA <http://www.ur-net.go.jp/rebuild/rn2/gaiyou/>



# Pilot project: Shared housing



Source: URA <http://www.ur-net.go.jp/rebuild/rn2/gaiyou/>

<http://www.ur-net.go.jp/rebuild/rn2/riento/>

# Pilot project: Housing with garden



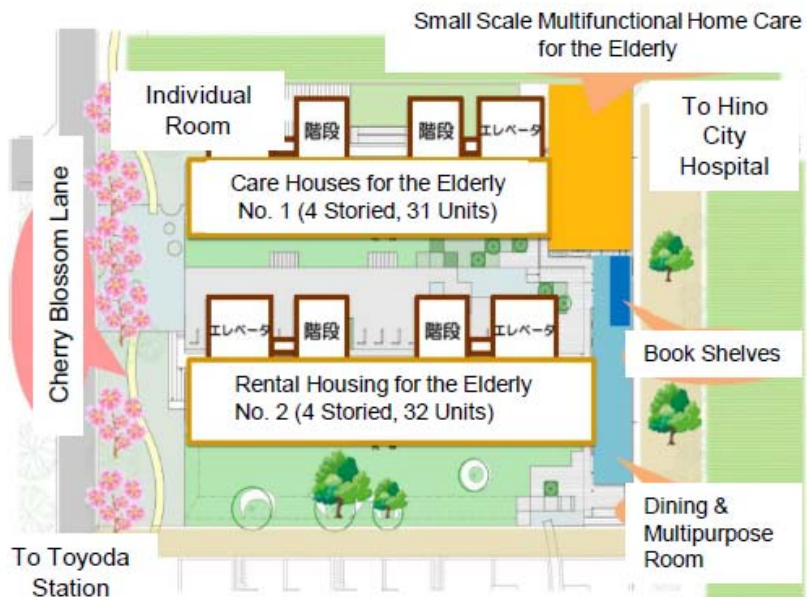
写真提供：株式会社ブルースタジオ



Source: URA <http://www.ur-net.go.jp/rebuild/rn2/aura243/>



# Pilot project: Senior housing



Source: URA <http://www.ur-net.go.jp/rebuild/rn2/yui/>

# Pilot project: Communication Design

## Pilot project

- Greeting cards
- Invitation to Open house

Communication promoters



## Public housing

- Reply to greeting cards
- Invitation to Summer festival

Neighborhood association



Support

URA

Support



# Challenges and Celebrations in Toronto & Japan

- We can improve the communication with residents in planning process;
  - Identify the residents' assets and utilize them
  - Ensure residents' understanding of planning process
  - Invite residents in decision making process
- We can enhance communication between new and existing residents to make social mix works;
  - Provide natural meeting places
  - Provide spaces where people can work together
  - Invite “Communication promoters”

# Links

- Statistical Survey Department, Statistics Bureau, Ministry of Internal Affairs and Communications
  - Ch18 Housing and estates, Japan Statistical Yearbook 2014 (in English)  
<http://www.stat.go.jp/english/data/nenkan/1431-18e.htm>
- Urban Renaissance Agency
  - Profile of URA (in English)  
<http://www.ur-net.go.jp/sitemap/english.html#sitemap02>
  - Revitalization projects of URA (in Japanese)  
<http://www.ur-net.go.jp/rebuild/>
  - *Tama-daira* project (in Japanese)  
<http://www.ur-net.go.jp/rebuild/rn2/gaiyou/>
- Hino city
  - Planning in *Tama-daira* (in Japanese)  
<http://www.city.hino.lg.jp/index.cfm/196,103152,351,2036,html>
- *Tama-daira* was awarded the silver medal of the Environmentally Sustainable Project Awards of the International Awards for Livable Communities (the LivCom Awards) in 2008
  - *Tama-daira* project (in English)  
[http://www.ur-net.go.jp/urbandesign/awards\\_pdf/liv\\_2.pdf](http://www.ur-net.go.jp/urbandesign/awards_pdf/liv_2.pdf)